



2B Tunstall Road,
Biddulph, Stoke-On-Trent,
Staffordshire ST8 6HH

**Rental: Annual Rental Of
£5,200**

- GROUND FLOOR SHOP
- EXCELLENT LOCATION BEING JUST OFF THE MAIN SHOPPING STREET
- 31.6 M SQ (340 FT SQ)

AVAILABLE TO LET FROM 20/05/2025

GROUND FLOOR SHOP - £100 per week exclusive
Town centre location just off the main shopping street and vehicular access to main car park. 31.6 m sq (340 ft sq)

The accommodation briefly comprises:

(all dimensions are approximate)

GROUND FLOOR :

SHOP/RETAIL AREA 21' 9" x 12' 9" (6.62m x 3.88m): PVCu double glazed door and display window. Power and light. Door to:

LOBBY : Door to outside rear. Door to under stairs storage. Door to kitchen.

KITCHEN 7' 8" x 3' 10" (2.34m x 1.17m): Fitted with inset single drainer stainless steel sink. Door to:

STAFF TOILETS : Low level W.C.

RATEABLE VALUE : £4,257.

LEASE TERMS : The landlord is looking for a long commitment, however, all options will be considered. As is normal practice the tenant will be responsible for the landlords reasonable legal costs in preparing the lease documentation.

VIEWING : Strictly by appointment only through the letting agent TIMOTHY A BROWN.

PROOF OF IDENTITY: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV ST8 6HH

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **April 2025**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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