



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

2B Tunstall Road

Biddulph, Stoke-On-Trent, Staffordshire ST8 6HH

Rental: Annual Rental Of £5,200

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

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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
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