

Timothy a brown



2c 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
- 23.04 M² (248 FT²)
- £100 PER WEEK EXCLUSIVE

Small lock up shop in town centre location just off the main shopping street and vehicular access to the main car park. Size: 23.04 m² (248 ft²)

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Porch with PVCu double glazed door to:

INTERNAL VESTIBULE 4' 10" x 4' 10" (1.47m x 1.47m): This is made of light weight stud walling, it can be removed to make the retail space larger.

RETAIL SPACE :

FRONT AREA 12' 10" x 11' 6" (3.91m x 3.50m) maximun: Shop display window.

REAR AREA 8' 1" x 7' 4" (2.46m x 2.23m): Door to kitchen and rear lobby with access to W.C. and rear fire escape door.

KITCHEN 8' 6" x 4' 10" (2.59m x 1.47m): Single drainer stainless steel sink set in laminated work unit.

RATEABLE VALUE : To be reassessed but will be below £12,000 per annum, therefore subject to conditions potentially no rates will be payable.

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.

EPC : The EPC will be carried out soon as at present it is being extensively renovated and outside installation added to the property.

VIEWING : Strictly by appointment through the sole 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

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