

# To Let

# New Wharf Road, Biddulph, Staffordshire, ST8 6AR

Adjacent to New Argos store sizes from 618 sq ft up to 3,654 sq ft



### Highlights



Size

618 -3,654 sq ft



**Planning Consent** 

 $E(\alpha)$  other uses possible (STP)



**Prominent location** 

## Prime High Street



**Parking Spaces** 

365



Sainsburys

#### Location

Biddulph is a town in Staffordshire, 8.5 miles north of Stoke-on-Trent and 4.5 miles south east of Congleton, Cheshire The development fronts the main high street in the town centre. Adjacent to Argos and Sainsbury's.

#### Description

New retail units available within Biddulph town centre. The property is arranged as follows providing the following approximate internal floor areas:

Unit	Sq m	Sq ft
Α	63.7	686
В	101	1,088
С	101.2	1,090
D	101.3	1,090
Total	367.2	3,954

#### **Quoting Rent**

Unit	Rent
Α	£11,000
В	£12,750
С	£13,000
D	£13,250

#### **Lease Terms**

The unit are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

#### **Business rates**

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

#### **Legal costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

#### **EPC**

An EPC certificate can be made available upon request.

#### VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

https://sainsburysproperties.co.uk/

For more information please contact:

#### Joel Lawson

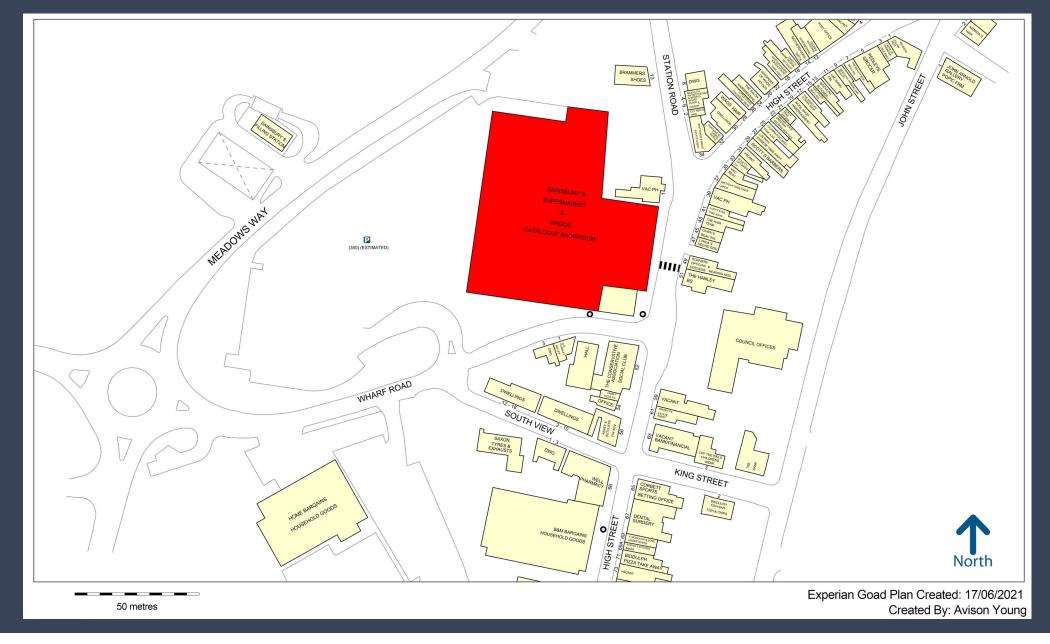
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On the instructions of

Sainsbury's

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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