



**205 City Road,  
Stoke-on-Trent, ST4 2PL**

**158.86 sq m  
1,710 sq ft**



Asking price

**£115,000**

A well presented two storey mid-terrace retail property with main road frontage, consisting of a good sized retail area and open plan first floor store/office, with potential to be converted into a self-contained residential flat, subject to any necessary planning consent.

**To view: 01782 212201  
[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**





### Description

The property offers benefits from:

- \* Retractable Awning
- \* UPVC frontage
- \* Suspended ceiling with integrated lighting
- \* Additional spot lights
- \* Strip lighting to the first floor
- \* Carpet throughout
- \* Intruder alarm
- \* Central heating

There is potential for the upper floor to be converted to a self contained flat with an access created from the rear. There is pedestrian access from the rear.

### Accommodation

Net frontage 5.26m  
 Retail area: 54.70 sq m (589 sq ft)  
 Rear retail area: 20.37 sq m (219 sq ft)  
 Kitchen: 8.70 sq m (94 sq ft)  
 W.c.

First floor  
 Stores/office: 75.07 sq m (808 sq ft)  
 W.c.





## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

The property is understood to hold A1 (Retail) consent. Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Business Rates

The VOA website advises the rateable value for 2018/19 is £6,100. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000. Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure

Freehold with vacant possession.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

## Viewings

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## 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 Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

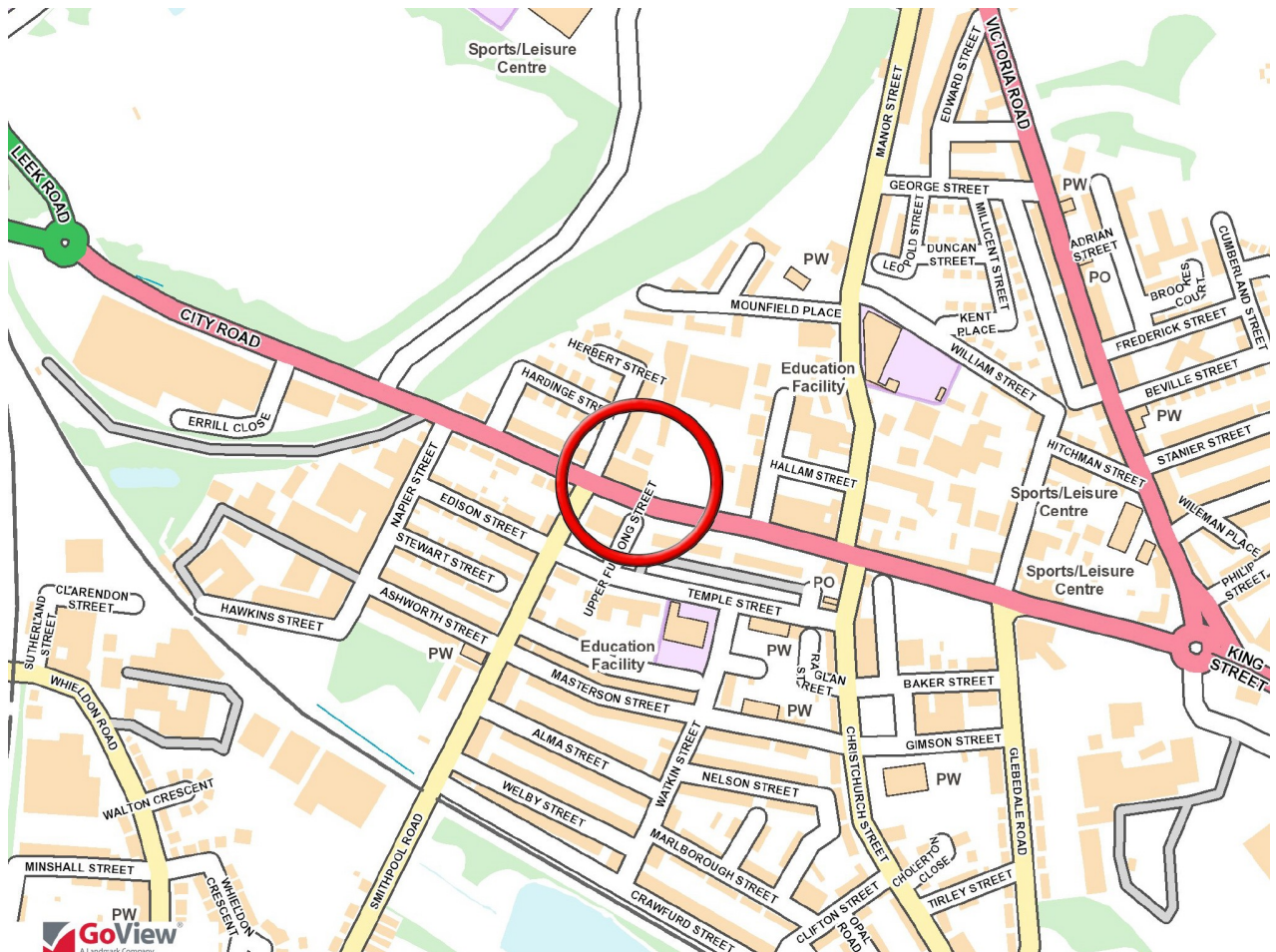
## VAT

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

## Energy Performance Certificate

Rating - C 69





#### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.