butters john bee bjb

18 Smithpool Road, Stoke-on-Trent, ST4 4NZ

1108 Sq ft
102.93 Sq m

EG MOST ACTIVE AGENT WINNER 2018 STAFFORDSHIRE

£65,000

For Sale by public auction on 25th March 2019. Live online bidding available.

Two storey end terrace premises, fully fitted as a Chinese Takeaway with self contained one bedroom flat above, The property is situated in a residential area with good road links being close to City Road and the A500

To view: 01782 212201
commercial@bjbmail.com

RICS

www.buttersjohnbee.com | Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire,

Description
An end terrace two storey property of brick construction under a pitched clay tile roof. The premises are configured to provide a ground floor retail unit with commercial kitchen, stores and ancillary space to the rear. The first floor flat is accessible via a staircase to the rear of the property.

The premises were previously used as a Chinese Takeaway and as such have the benefit of A5 Hot food takeaway use. The property is sold with vacant possession.

Accommodation
GROUND FLOOR:
Retail/waiting area: 337 Sq ft (31.31 Sq m)
Preparation area: 124 Sq ft (11.52 Sq m)
Kitchen: 141 Sq ft (13.10 Sq m)
Store: 132 Sq ft (12.26 Sq m)
WC
Ground Floor Total NIA: 734 Sq ft (68.19 Sq m)

FIRST FLOOR
Living Room: 162 Sq ft (15.05 Sq m)
Bedroom: 123 Sq ft (11.43 Sq m)
Kitchen: 59 Sq ft (5.48 Sq m)
Shower room/WC: 30 Sq ft (2.79 Sq m)
First Floor Total NIA: 374 Sq ft (34.74 Sq m)

TOTAL NIA: 1108 Sq ft (102.93 Sq m)

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

Planning
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.

Rating
Ground Floor

The VOA website advises the rateable value for 2018/19 is £4,450. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

First Floor: Council Tax Band A

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 upon completion.

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.

Common Auction Conditions
This property is sold subject to our Common Auction Conditions (a copy is available on request).

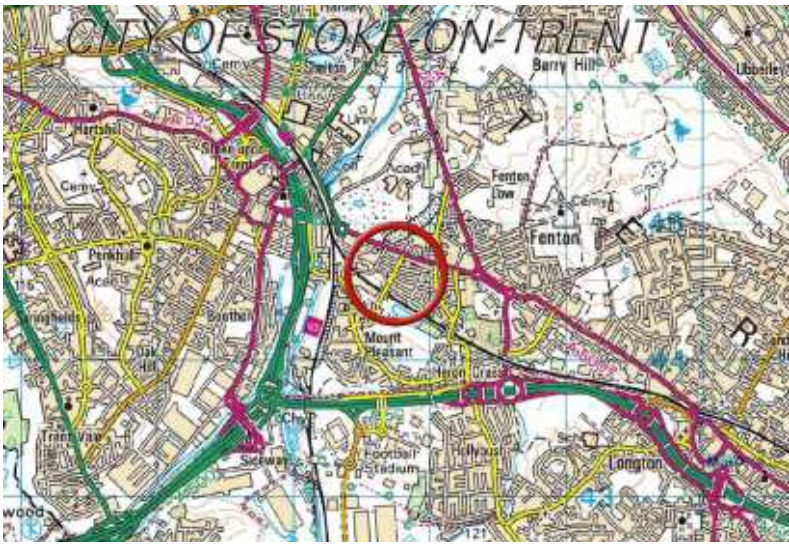
Buyers Administration Fee
A buyers administration fee of £840 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

Legal Pack
Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

Viewing
To view this lot, please contact the selling office.

Internet, Telephone & Proxy Bidding
Interested in this lot but cant attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email auction@bjbmail.com. Further details are available in the catalogue.

Addendum
Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.



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.