

RORY MACK

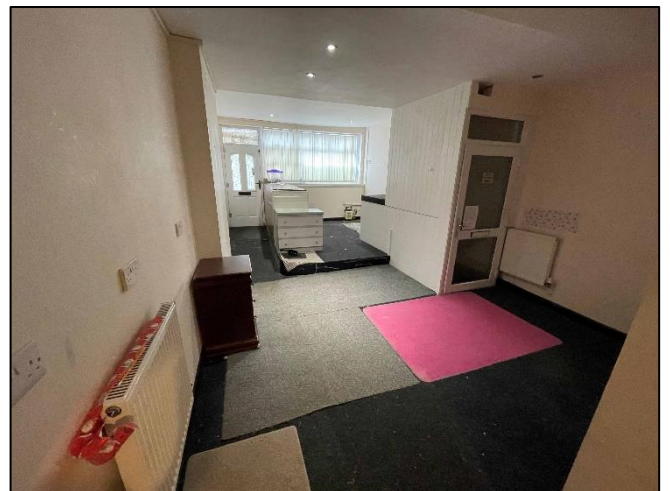
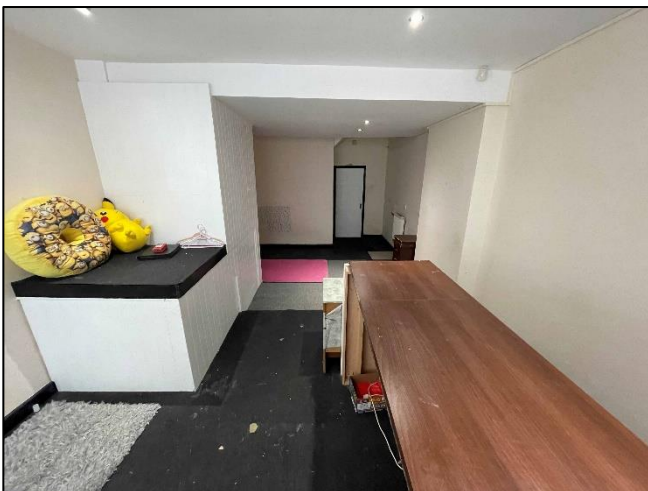
ASSOCIATES



**106 VICTORIA ROAD, FENTON,
STOKE ON TRENT, ST4 2JX**

**TO LET
£5,250 PAX**

- Affordable high street retail/office unit on busy main road
- Total GIA 408 sq ft plus 123 sq ft usable cellar
- UPVC windows and new gas combi boiler
- EPC: Band D (98)



106 VICTORIA ROAD
FENTON, STOKE ON TRENT

ST4 2JX

GENERAL DESCRIPTION

An affordable and versatile retail/office unit located amongst a popular parade of similar commercial units. There is a sales area to the front leading to the kitchen, bathroom and storeroom to the rear. There is also a useable cellar which can be accessed from the sales area, ideal for storage or as a treatment room. The property benefits from UPVC windows and door, LED lighting, gas central heating via a new combi boiler and carpeted flooring. The ground floor unit would suit a number of different businesses such as professional/financial services, retail, off licence, beauty or food. The rent has been set at a very affordable level to allow for the ingoing tenant to decorate and refit to suit their business needs.

LOCATION

The property forms part of an established parade of mixed use commercial and residential units along the A50 in Fenton, approx. 2 miles from Hanley city centre and 4.5 miles from Junction 15 of the M6.

SERVICES

Mains electric, gas, water and drainage are connected. Heating is provided by wall mounted radiators. No services have been tested by the agents.

Note: The shop shares a gas meter with the flat above and the landlord will reimburse the tenant for the energy use from the residential part of the building.

VAT

The rent is not subject to VAT

TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £4,000
Rates payable £1,996 pa (23/24)

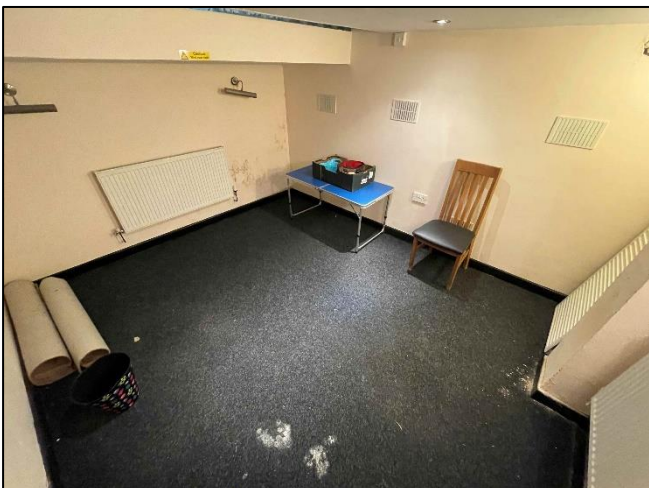
Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor	
Sales	251 sq ft
Kitchen	32 sq ft
Store room	86 sq ft
Bathroom	39 sq ft
Total	408 sq ft
Cellar	123 sq ft

ANTI MONEY LAUNDERING REGULATIONS

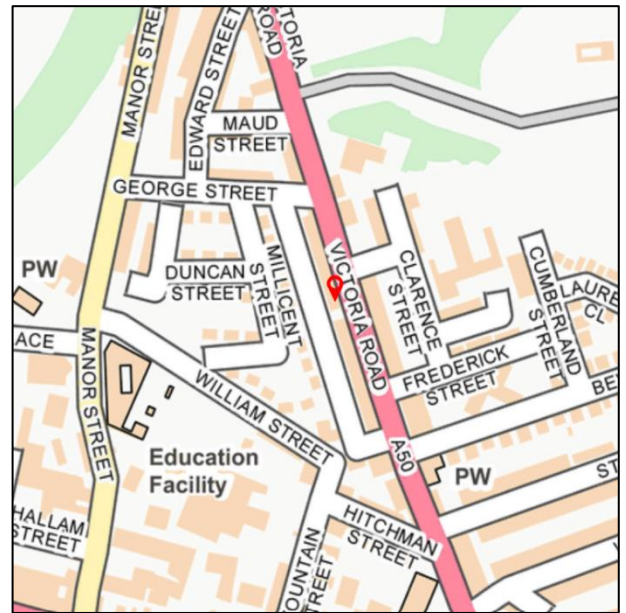
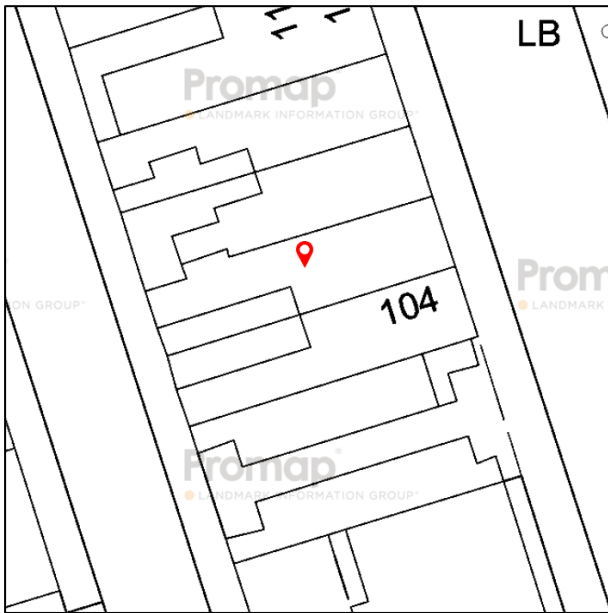
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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FENTON, STOKE ON TRENT

ST4 2JX



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements