



**HIGH STREET PROPERTY / CLASS E**

114-116 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TJ



**Price/Rent:** £300,000/£30,000 pax

**Ground Floor:** 3,832 Sq Ft/ 356 Sq M

**First Floor:** 3,408 Sq Ft// 317 Sq M

**FOR  
SALE  
OR TO  
LET**

**Viewing strictly through the sole agent.**

Barker Proudlove  
Andrew McGuiness  
07769 641 622  
andrew@barkerproudlove.co.uk

**Location:**

The property is located in Tunstall, one of the 5 towns of Stoke on Trent, and benefits from good road links via the A500 and M6 Junctions. The property fronts High Street, in the heart of Tunstall town centre. Alexandra Park is to the rear where occupiers include Boots, Iceland, Home Bargains, Costa Coffee, Barnardos, Card Factory, Specsavers and Tunstall Primary Care Centre. Asda, Matalan, Poundland and Argos are also located nearby.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	3,832	356.00
First Floor	3,408	316.61

**Rent:**

£30,000 per annum exclusive of insurance, business rates, utilities and VAT.

**Price**

£300,000 plus VAT

**Tenure:**

The freehold is available for sale with vacant possession. Alternatively, consideration will be given to a new lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £19,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

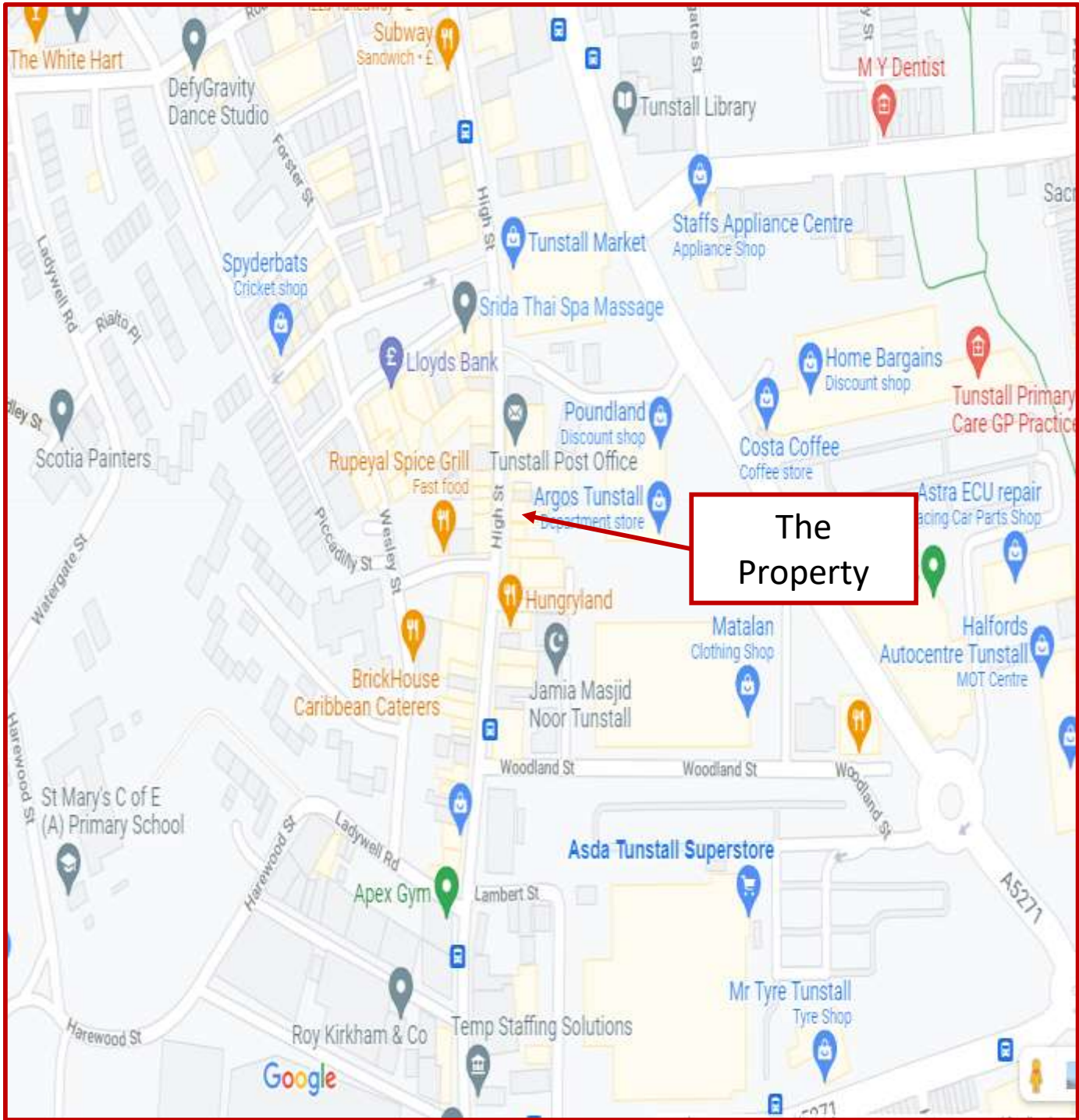
December 2021

Subject to Contract

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**114-116 High Street, Tunstall**



**Sat Nav:  
ST6 5TJ**