

## TO LET Retail Units

New Wharf Road, Biddulph  
Staffordshire, ST8 6AR

### Key information

- ❑ Prime High Street Location
- ❑ Planning User E(a) - other uses possible subject to necessary consents
- ❑ 686-3,954 sq ft
- ❑ 365 parking spaces

### Contact

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## Sainsbury's



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.

Accommodation

New retail units available within Biddulph town centre.

The property is arranged as follows providing the following approximate internal floor areas:-

	Sq m	Sq ft
Unit A	63.70	686
Unit B	101.00	1,088
Unit C	101.20	1,090
Unit D	101.30	1,090
Total	367.20	3,954

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

An EPC certificate can be made available upon request.

Terms

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

Tenure

	Rent
Unit A	£11,000
Unit B	£12,750 – Under Offer
Unit C	£13,000
Unit D	£13,250

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the properties are:-

	Rateable Value
Unit A	£10,000
Unit B	£12,250
Unit C	£12,250
Unit D	£12,250

The UBR for 2024/25 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

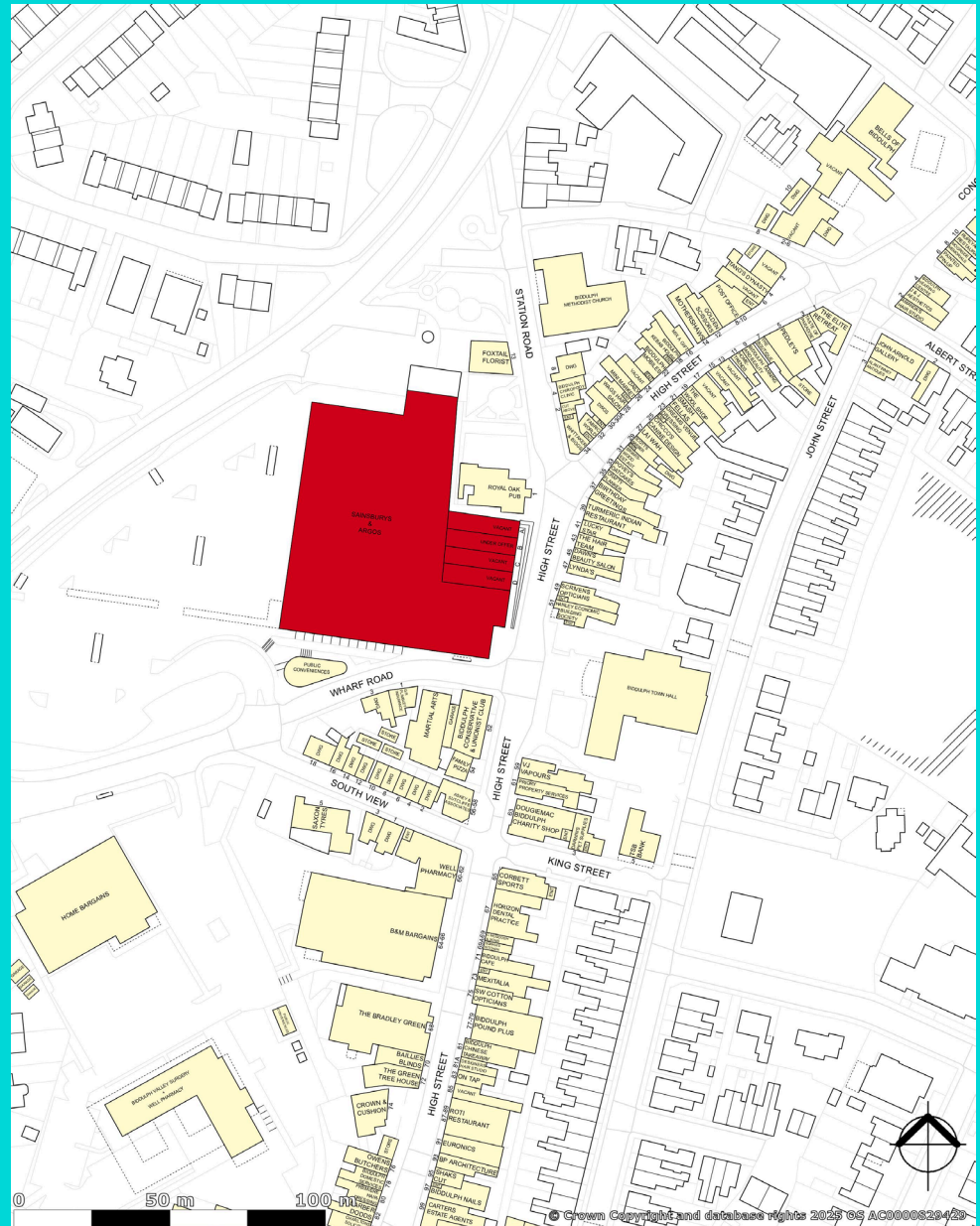
## Viewing

Strictly via the sole letting agent only.

### Additional Information

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

## Sainsbury's Property Disposals



For further details contact:

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