

TO LET Retail Unit Biddulph

New Wharf Road
Biddulph, ST8 6AR

Key information

- Prime High Street Location
- Planning Use Class E
- Size – 686 - 1,090 sq ft



Contact

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605 513
rob.fraser@rapleys.com

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

The units are arranged over ground floor only providing the following approximate internal floor areas:-

Property	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

EPC certificates available upon request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease lease which is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

Tenure

Property	Quoting 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.



Business Rates

We are advised that the Business Rates are as follows:

Unit	Rateable Value	UBR	Rates Payable
A	£10,000	£0.499	£4,990
B	£12,250	£0.499	£6,112.75
C	£12,250	£0.499	
D	£12,250	£0.499	

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.

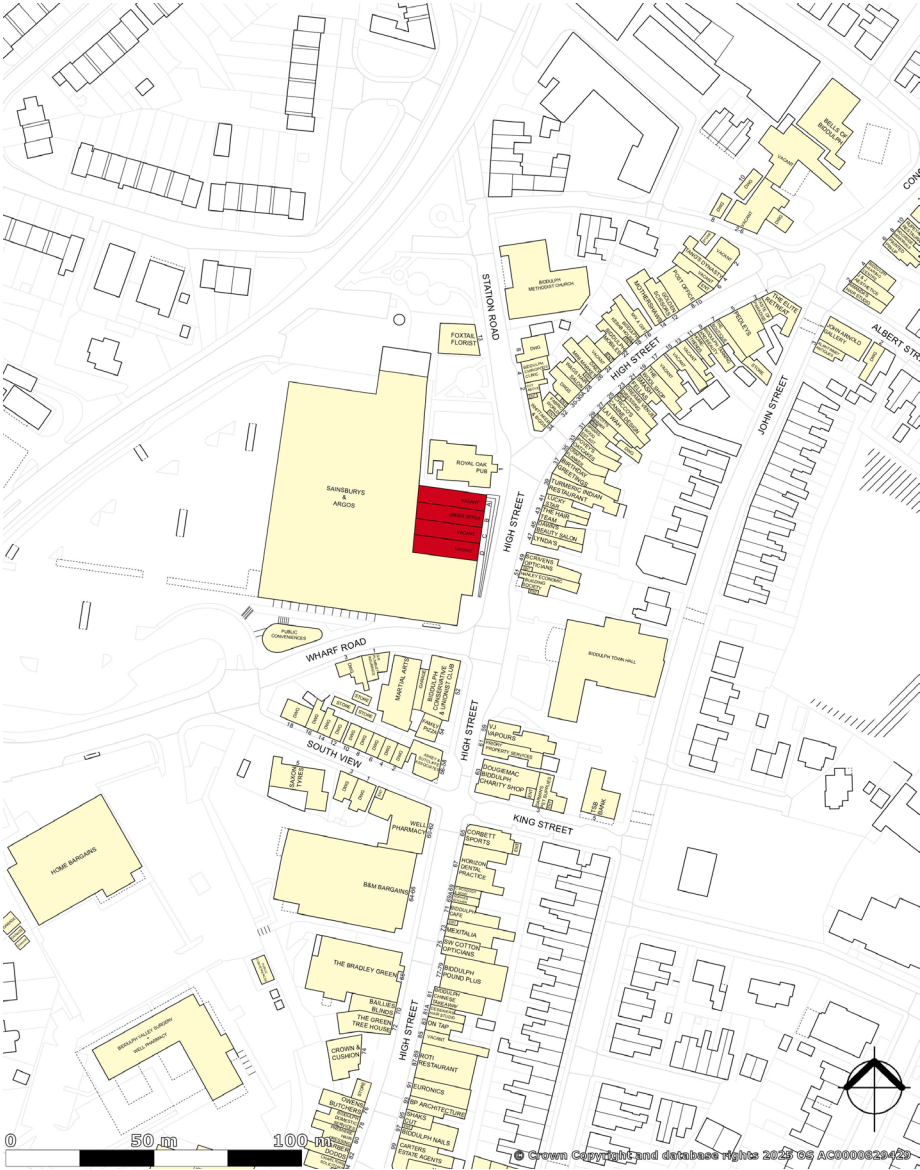
Viewing

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



Ella Traynor
07958 028582
ella.traynor@rapleys.com



Rob Fraser
07894 605513
rob.fraser@rapleys.com



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0370 777 6292

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