

# Timothy a brown



- GROUND FLOOR SHOP
- EXCELLENT LOCATION BEING JUST OFF THE MAIN SHOPPING STREET
- 31.6 M SQ (340 FT SQ)

## 2B Tunstall Road

Biddulph, Stoke-On-Trent, Staffordshire ST8 6HH

Rental: Annual Rental Of £5,200

## GROUND FLOOR SHOP - £100 per week exclusive

Town centre location just off the main shopping street and vehicular access to main car park.

31.6 m sq (340 ft sq)

### The accommodation briefly comprises

(all dimensions are approximate)

#### GROUND FLOOR :

**SHOP/RETAIL AREA 21' 9" x 12' 9" (6.62m x 3.88m):** PVCu double glazed door and display window. Power and light. Door to:

**LOBBY :** Door to outside rear. Door to under stairs storage. Door to kitchen.

**KITCHEN 7' 8" x 3' 10" (2.34m x 1.17m):** Fitted with inset single drainer stainless steel sink. Door to:

**STAFF TOILETS :** Low level W.C.

**RATEABLE VALUE :** £4,257.

**LEASE TERMS :** The landlord is looking for a long commitment, however, all options will be considered. As is normal practice the tenant will be responsible for the landlords reasonable legal costs in preparing the lease documentation.

**VIEWING :** Strictly by appointment only through the letting agent **TIMOTHY A BROWN.**

**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 Timothy A Brown.

**CREDIT CHECK:** On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

**LOCAL AUTHORITY:** Staffordshire Moorlands Council

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2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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