

RORY MACK

ASSOCIATES

TO LET:

REDUCED £10,000 PAX

First floor 46-52 Church Street

Stoke-on-Trent,
Staffordshire, ST4 1DQ



- **First floor office accommodation with a total NIA of 5,532 sq.ft.**
- **Town centre location**
- **Main road frontage**
- **New lease available**
- **EPC: 80 (D)**
- ***Incentives available***

COMMERCIAL ESTATE AGENCY
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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A prominent first floor open plan office, situated in a good position within Stoke town centre providing frontage to Church Street and is close to a number of national retailers such as Coral, Heron Foods, Sainsbury's and Wetherspoons. Please note that the office would benefit from a full refurbishment.

LOCATION

The property is prominently located in the heart of Stoke Town Centre, approximately 1 mile to the A50 and 0.5 mile to the A500. It is also located close to a number of National Retailers such as Coral, Heron Foods, Sainsbury's and JD Wetherspoons to name a few.

ACCOMMODATION

First Floor

Main office	2,466 sq. ft.
Kitchen	289 sq. ft.
Store	91 sq. ft.
Office 2	221 sq. ft.
Office 3	269 sq. ft.
Office 4	781 sq. ft.
Office 5	1,415 sq. ft.
2 nd Floor	unmeasured

Total NIA 5,532 sq. ft.

SERVICES

Mains water, drainage and electricity are connected. Please note, no services have been tested by the agents.

BUSINESS RATES

To be reassessed.

VAT

The rent is not subject to VAT.

EPC

Band D – Asset Rating 80.

TENURE

Available by way of a new internal repairing and insuring lease for a term of years to be agreed, with rent reviews every three years and with the incoming tenant being responsible for the landlord's reasonable legal fees.

The landlord would consider a reduced rent in year 1 for the ingoing tenant to conduct all remedial works



Strictly by appointment through agents:

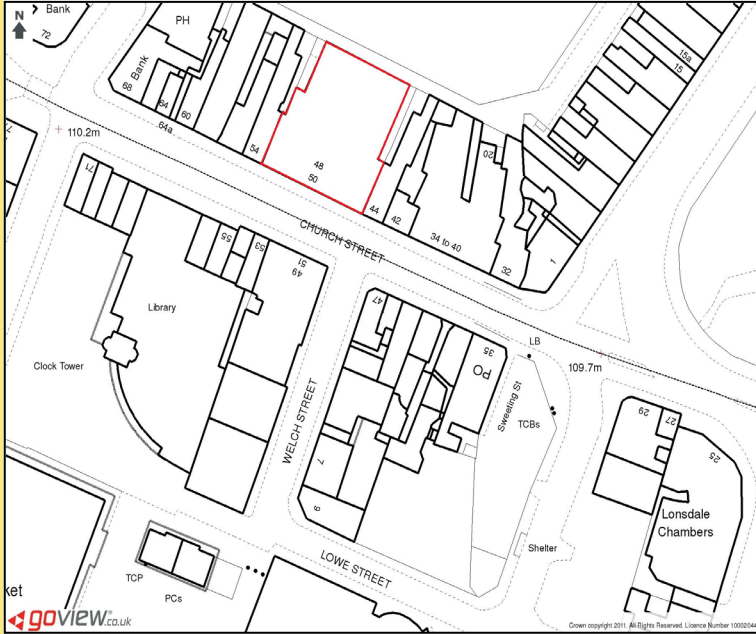
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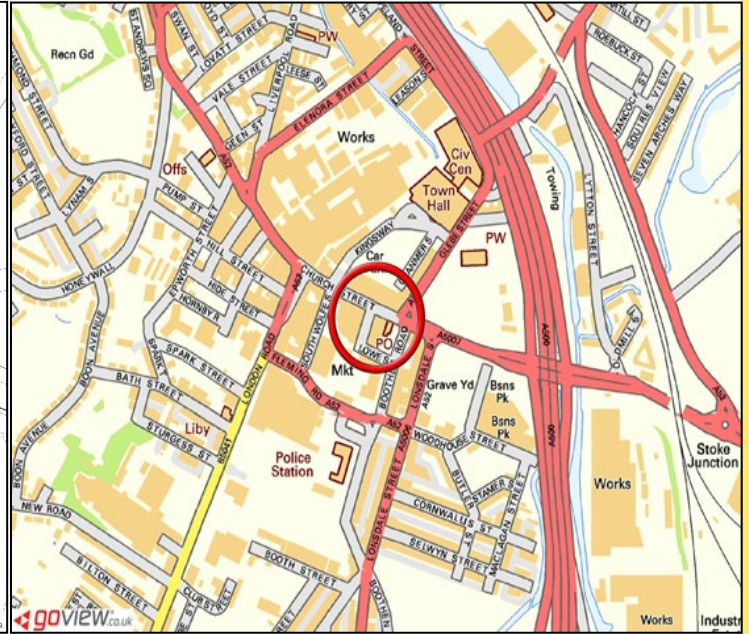
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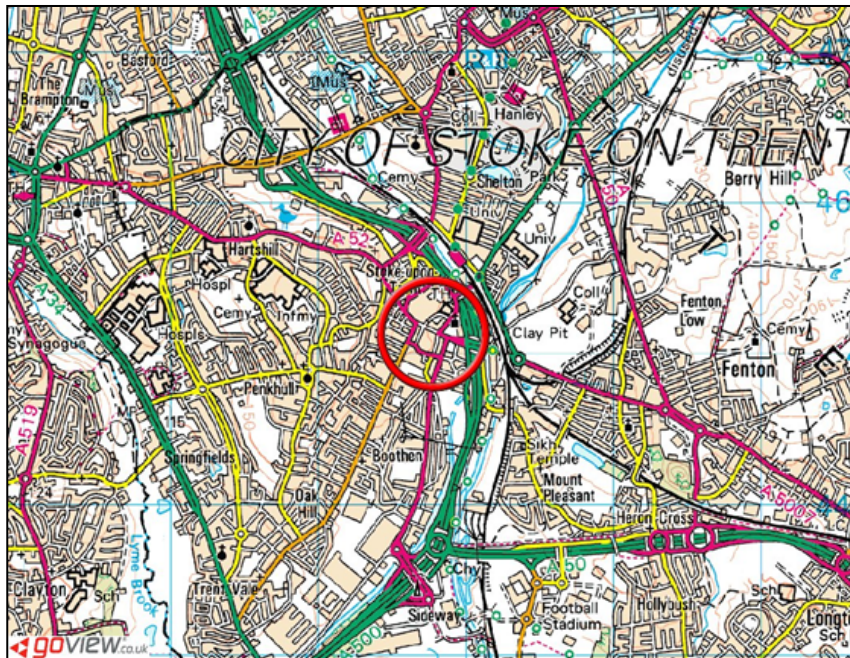
ORDNANCE MAP



STREET MAP



TOWN MAP



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