

RORY MACK

ASSOCIATES

TO LET:

£20,000 + VAT

51-53 Merrial Street

Newcastle under Lyme
Staffordshire, ST5 2AE



- Town Centre former Showroom premises which has most recently been used as a café/restaurant (A3) located on Merrial Street.
- Ground floor sales area 1,550 sq. ft. (NIA) with first floor stores 1,040 sq. ft. (NIA)
- Within walking distance to Iron Market and High Street.
- Would suit alternative uses (STP)
- ***Incentives available***

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E: enquiries@rorymack.co.uk



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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

The accommodation comprises a town centre retail premises which benefits from glazed frontage to the up and coming Merrial Street. The unit comprises an open plan sales area which benefits from a ground floor sales area of 1,339 sq.ft, the unit has previously been used as a café/restaurant, but would suit alternative uses (STP)

LOCATION

The property occupies a prominent position on Merrial Street next to Astley Walk arcade. There are a number of public car parks within walking distance with the nearest multi-storey yards away. Nearby businesses include The Co-operative Bank, Specsavers, Thirsty Giraffe , Holland and Barret, Clarks, Ten Green Bottles and Café Nero.

ACCOMMODATION**Ground Floor:**

Sales Area:	1,339 sq.ft.
Stores/Staffroom:	114 sq.ft.
WC:	–

1st Floor:

Open Plan Sales/Store Area:	1,040 sq.ft,
Total NIA:	2,590 sq.ft.

SERVICES

We have been advised that mains water and electricity services are connected to the property. No services have been tested by the agents.

VAT

The rent is subject to VAT.

EPC

TBC

PLANNING

The unit currently has A3 (restaurant and Café) use.

BUSINESS RATES

Rateable Value: £18,000 (17/18)

Rates Payable: £8,388 pa

TENURE

The property is available by the way of a new lease on a full repairing and insuring basis (by way of service charge) for a term to be agreed. Subject to rent reviews every five years and with the incoming tenant being responsible for the landlords legal fees.

Strictly by appointment through agents:

Rory Mack Associates

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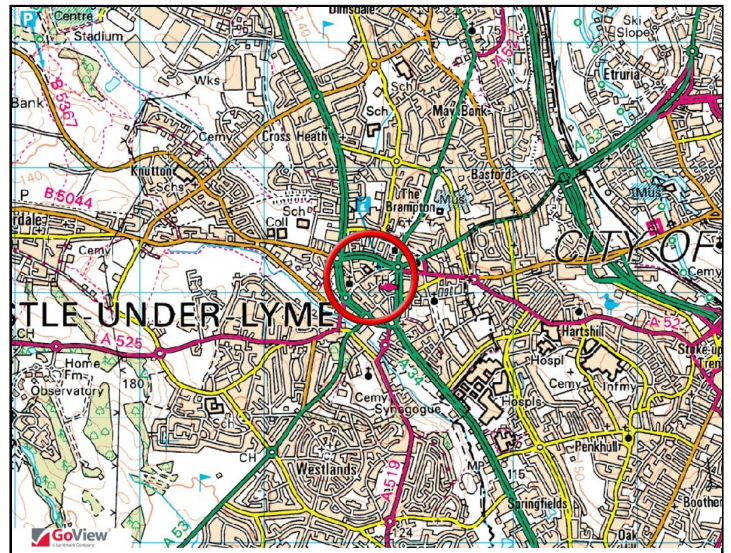
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ORDNANCE MAP



STREET MAP



TOWN MAP



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