

RORY MACK

ASSOCIATES

TO LET:

£15,000 PAX

10 Cheapside

Hanley,  
Stoke-on-Trent, ST1 1HE



- City centre restaurant premises arranged over two floors
- Ground and first floor dining areas: 1,085 sq ft plus kitchen: 244 sq ft
- Located in popular Cultural Quarter and close to The Regent Theatre
- New Internal Repairing and Insuring lease available
- EPC: Band C

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



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

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## GENERAL DESCRIPTION

A former restaurant premises arranged over ground and first floor level briefly comprising a ground floor seating area to the rear of which is the kitchen with the main seating area at first floor together with male and female toilets. The property forms part of Conway House, a landmark city centre building with offices above and is adjacent to a hairdressing salon and offers well-proportioned accommodation that would suit restaurant, retail and professional office purposes.

## LOCATION

The property is located in the city centre and has main road frontage to Cheapside and is within 50 yards of the junction with Piccadilly, one of the busiest pedestrianised streets in the city centre where a wide range of retail, leisure and professional services businesses are located including The Regent theater.

## ACCOMMODATION

### Ground Floor

Restaurant: 408 sq ft  
Kitchen: 244 sq ft  
**Total NIA: 1,329 sq ft**

### First Floor

Restaurant: 677 sq ft  
M & F Toilets: -

## SERVICES

All mains' services are connected including a mains gas supply. Gas fired central heating installed. There is also the canopy and extraction system in situ. No services have been tested by the agents.

## VAT

The rent is not subject to VAT.

## BUSINESS RATES

Rateable Value: £7,500  
Rates Payable: £3,742.50 pa (21/22)

Note: If you qualify for small business rates relief you will be entitled to a 100% rate exemption.

## TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal costs.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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## ASSOCIATES



Strictly by appointment through agents:

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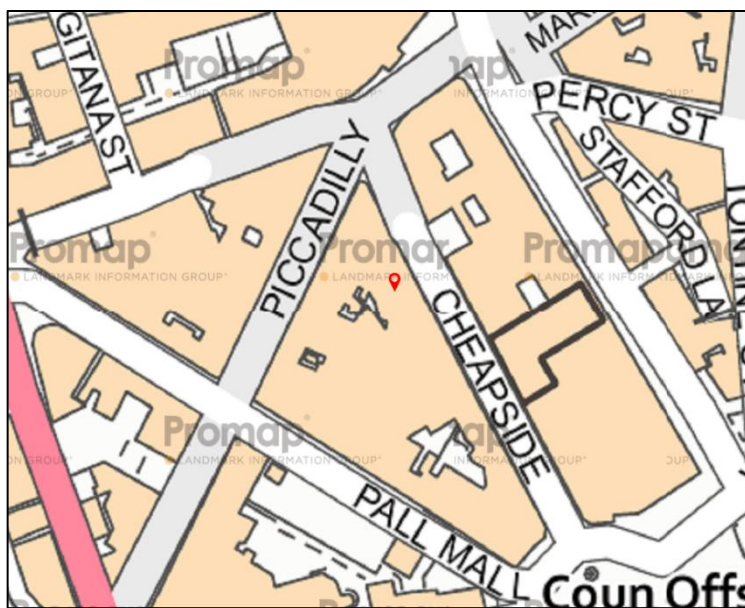
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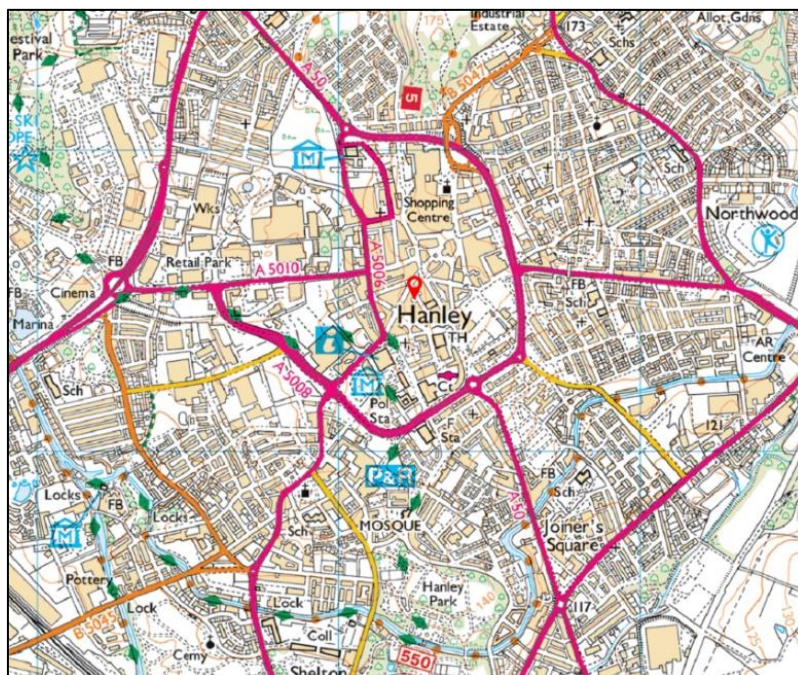
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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