

RORY MACK

ASSOCIATES

TO LET:

FROM: £9,000 PAX

Incentives available

165-169 High Street

Tunstall,
Stoke-on-Trent, ST6 5EA



- Town centre retail premises with basement storage
- Total NIA: 2,357 sq ft with 2,273 sq ft of open plan sales
- Forming part of an imposing Art-Deco building
- New Internal Repairing & Insuring lease available
- EPC: 93 (Band D)

COMMERCIAL ESTATE AGENCY
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RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

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

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk



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

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GENERAL DESCRIPTION

A large town centre retail premises with a lofty open plan sales area together with kitchen and toilets to the rear with the option of addition dry basement storage. The premises forms part of an attractive art-deco premises where the upper floors are currently being converted into eight self-contained one and two bedroom flats. The sales area is arranged in open plan and is ready for immediate occupation and benefits from an extensive frontage to the High Street. There is a secure carpark/loading area to the rear of the property and two onsite car parking spaces will be allocated to the premises.

LOCATION

As referenced on the attached plans, the property is centrally located in Tunstall and is within close proximity to a number of public car parks.

ACCOMMODATION

Sales Area:	2,273 sq ft
Kitchen:	84 sq ft
WC	-
Total NIA:	2,357 sq ft

There is also a dry basement extending to approx. 2,300 sq ft which can be made available by way of separate agreement for those who require additional storage space.

SERVICES

Mains water, drainage and electricity are connected and separately metered. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value:	£22,000
Rates Payable:	£10,978 pa (21/22)

TENURE

Available by way of a new Internal Repairing and Insuring lease for minimum term of three years with rent set at:

£9,000 – year 1

£10,000 – year 2

£11,000 – year 3.

Thereafter subject to a rent review and with each party paying their own legal fees.

Incentives available, please call the office to discuss further.

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.

C02416/140422



Strictly by appointment through agents:

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T: 01782 715725

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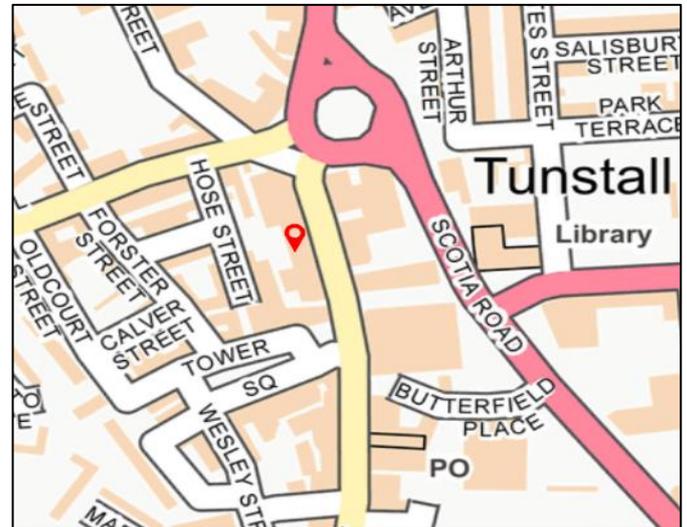
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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