

RORY MACK

ASSOCIATES

TO LET:

£12,500 PAX

Unit 3, Lysander Road

Meir Park, Stoke on Trent  
ST3 7TW



- Retail unit in popular neighbourhood shopping precinct
- Total sales area of 579 sq.ft.
- External electric roller shutter to front and 3-phase electric
- May suit takeaway (Sui Generis) STP
- EPC: Band C (59)

COMMERCIAL ESTATE AGENCY  
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HOME BUYERS SURVEYS & REPORTS  
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EXPERT 'WITNESS REPORTS'  
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Registered in England & Wales.  
Reg No. 6424169

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## GENERAL DESCRIPTION

A well-presented and self-contained retail unit situated in Meir Park, just off the A50. The unit consists of a large, bright and airy sales area and includes a storeroom and WC. The premises would suit a number of retail and/or office uses and possibly fast food (STP). Recently refurbished to a high standard and available for immediate occupation.

## LOCATION

The property forms part of a parade of four retail units in the centre of the popular residential area of Meir Park. Existing occupiers include a hairdresser, fish & chip shop and One Stop convenience store and there is ample free parking for patrons fronting the units. The Potters Bar PH is next door and a number of other businesses are adjacent making this a centralised business location within the housing estate. A large Tesco Supermarket and McDonalds is located less than a mile from the unit.

## ACCOMMODATION

Sales area: 579 sq.ft.

Store/office: 50 sq.ft.

WC: -

Total NIA: 629 sq.ft.

## VAT

The rent is subject to VAT.

## SERVICES

Mains electricity (3 phase with 100 amp), water and drainage are connected. Please note that no services have been tested by the agents.

## PLANNING

Retail/Office - E

## BUSINESS RATES

Rateable value: £9,800

Rates Payable: £4,890.20p per annum (21/22)

Please Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

## TENURE

The property is available to let by way of a new Internal Repairing and Insuring Lease for a term of years to be agreed, subject to rent reviews every 3 years and with the incoming tenant being responsible for the Landlord's reasonable legal fees.

## 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.

## MISREPRESENTATION ACT STATEMENT

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract: (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property: (D) All prices and rentals quoted are exclusive of VAT (if applicable): (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

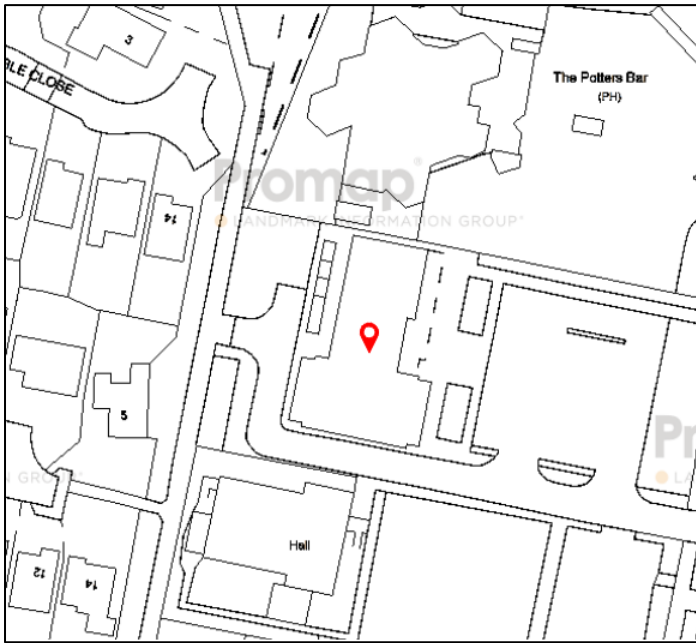
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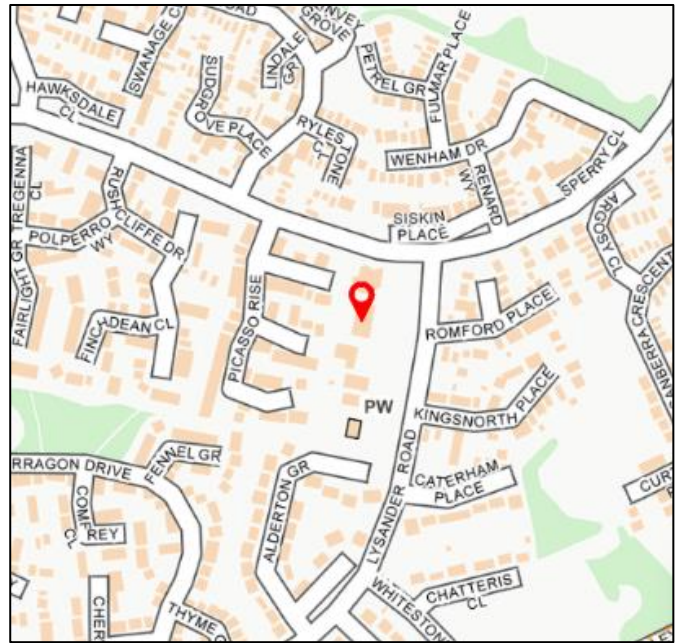
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**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**

