

RORY MACK

ASSOCIATES

TO LET:

£17,500 PAX

35a Trentham Road

Longton,
Stoke on Trent, ST3 4DF



- Prominently located retail showroom premises with extensive main road frontage
- Total NIA 3,345 sq ft with 2,017 sq ft of open plan sales area
- Would suit a range of operators to include bulky goods retailer
- New lease available
- EPC: 102 (Band E)

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

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

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GENERAL DESCRIPTION

A prominently located showroom premises with extensive main road frontage. The premises briefly comprises a large showroom extending to over 2,000 sq ft together with a number of storage rooms and office accommodation towards the rear. The property forms part of a mixed-use parade of commercial properties and benefits from a large open plan sales area with suspended ceiling and floor to ceiling glazing to the front elevation, making it ideally suited to a wide range of retail/showroom operators looking for an affordable and prominent location on a busy 'A' road.

LOCATION

The property has approx. 44 feet main road frontage to Trentham Road (A5035) on the southern edge of Longton town centre, within 100 yards to the A50 dual carriage way and almost immediately opposite a recently built Lidl supermarket.

ACCOMMODATION

Sales area:	2,017 sq ft
4 x stores:	1,077 sq ft
Office:	165 sq ft
Kitchen:	86 sq ft
M & F toilets:	-
Total NIA:	3,345 sq ft

SERVICES

Mains electricity, water and drainage connected. Heating is provided by electric blow heaters. No services have been tested by the agents.

VAT

The rent is not subject to VAT

BUSINESS RATES

Rateable Value:	£16,000
Rates Payable:	£7,984 pa (22/23)

TENURE

Available by way of a new full 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 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.



Strictly by appointment through agents:

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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

