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

Rory Mack Associates Ltd. Registered in England & Wales.

Reg No. 6424169

EPC: 102 (Band E)

COMMERCIAL ESTATE AGENCY VALUATIONS RENT REVIEWS & LEASE RENEWALS EXPERT WITNESS REPORTS' PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS SCHEDULES OF CONDITION BUILDING SURVEYS

RATING APPEALS

SCHEDULES OF DILAPIDATIONS RESIDENTIAL LETTINGS CPO NEGOTIATIONS at all negotiations are conducted through Rory eing available at the time of enquiry and no

These particulars are issued property is offered subject cepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the this property whose agents they are, give notice that (A) The particulars are set out as a general o indrares or intended nucrhasers or lesses and do not constitute nor constitute nor constitute on the far of an offer of takes upons, summarized as the sentences to consolve and necessary permanantor to use and occupants and on the given in good shift and are believed to be correct but any intending purchases or tenancishould not rely of tatatements or representations of fast but must ataisfy themselves by inspection or otherwise as to the correct acts of a them: (D) operson in the employment of forcy Mack Associates has any automatic has a solution representation or warranty whatever in relation to this property. (D) All prices and rentals quoted are exclusive populability: (E) NMack Associates will not be liable, in negligence or otherwise, for any loss arising from the

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

T: 01782 715725 F: 01782 715726 E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK

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

Total NIA:	3,345 sq ft
M & F toilets:	-
Kitchen:	86 sq ft
Office:	165 sq ft
4 x stores:	1,077 sq ft
Sales area:	2,017 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:£16,000Rates 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.

RORY MACK









Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725 F: 01782 715726 E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK

C02456/11042022

ORDNANCE SURVEY MAP

STREET MAP

0

FRENTHAN

ROAD

FARMER

ALBERTA

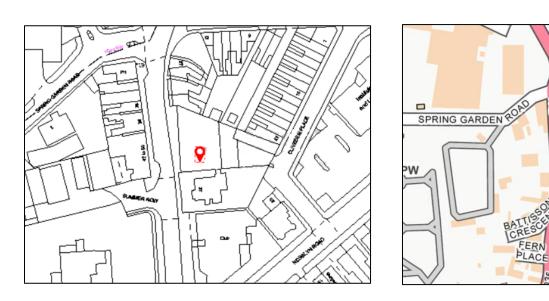
ROMAR

PAS

LIGHTWOOD

0

LEVESON STREET



TOWN MAP

