

TO LET

NEW BUILD RETAIL PREMISES

UNIT 2, 24 SANDON ROAD, MEIR, STOKE-ON-TRENT, STAFFORDSHIRE, ST3 7DL



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UNIT 2, 24 SANDON ROAD, MEIR,
STOKE-ON-TRENT, ST3 7DL

LOCATION

Unit 2 is located on Sandon Road in Meir in a mixed commercial and residential location with surrounding local occupiers including Domino's Pizza, KFC and The Co-operative Food.

Sandon Road is located off the A50 dual carriageway which provides access to the local and regional road network. The A500 dual carriageway which provides access to Junctions 15 and 16 of the M6 Motorway is located approximately 3.7 miles distant.

DESCRIPTION - [Virtual Tour](#)

The property comprises of new build, purpose-built retail premises which has been built to a shell specification ready for an occupiers fit out.

Currently the space is open plan with a concrete floor, breeze block walls with a floor to ceiling double glazed frontage with access off Sandon Road via an aluminium pedestrian door.

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	119.50	1,287

RENT

£25,000 per annum exclusive of VAT.

SERVICE CHARGE

A service charge will be levied to cover the upkeep of the common areas.

EPC

Pending.

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £10,500. Some occupiers may benefit from 100% small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

Mains electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

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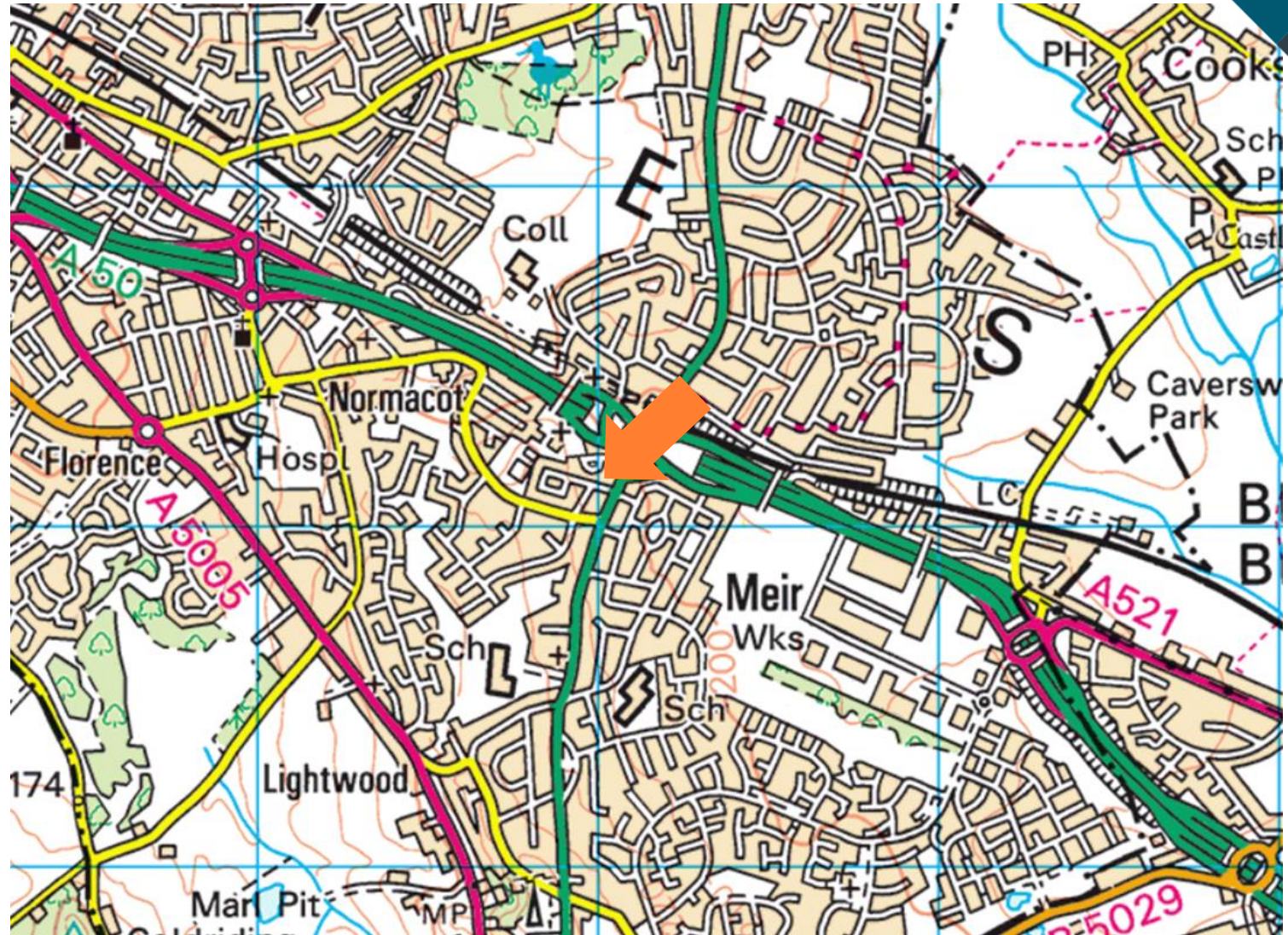
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Mounsey Chartered Surveyors,
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