TO LET

RETAIL / PROFESSIONAL OFFICES

121 & 123 HIGH STREET, WOLSTANTON, NEWCASTLE-UNDER-LYME, ST5 0EP







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LOCATION

The property is situated on the popular Wolstanton High Street, approximately 0.7miles from the A500 and one mile to the A34. Neighbouring occupiers including Post Office, Chemist, Asda, Wrights Pies, White Cross Vets and Coral, amongst a range of other occupiers.

DESCRIPTION - 360 Tour Link Click Here

The property is a former co-operative bank which has been renovated to provide two fully refurbished ground floor retail units and self-contained flat on the upper floors.

The ground floor units are very similar and benefit from:

- New UPVC frontages.
- Newly plastered & decorated.
- New separate mains electrics, fire & intruder alarms.
- New flooring, LED lighting, gas central heating, kitchens & WC.
- Private paved and fenced rear yard with alley way access for bins.

No.121 is available immediately and No.123 will be available shortly. Photos are of No.121.

RATING ASSESSMENT

The rateable value for each shop is to be reassessed. Interested parties may qualify for Small Business Rates Relief and we recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

SERVICES

Each unit has mains electric and gas services, with their own boilers, which are believed to be connected. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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ACCOMMODATION	SQ M	SQ FT
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No. 121 High Street (Left Unit)		
Internal frontage 4.85m		
Shop depth 8.54m		
Retail area	41.15	443
Kitchen	11.89	128
WC		
Rear yard		
No. 123 High Street (Right Unit)		
Internal frontage 5.39m		
Shop depth 8.59m		
Retail area	46.40	499
Kitchen	8.45	91
WC		
Rear yard		

TENURE

Each unit is available by way of new internal repairing and insuring Leases for a minimum term of 5 years. The Lease will be outside the Landlord & Tenant Act.

RENT

No. 121, £12,000 per annum. No. 123, £13,000 per annum.

PLANNING

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

EPC

No.121, C 66

No.123, C 66







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LEGAL COSTS

The ingoing Tenant is responsible for the Landlords legal costs for the preparation of the Lease.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

MONEY LAUNDERING

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

CONTACT

Rob Stevenson

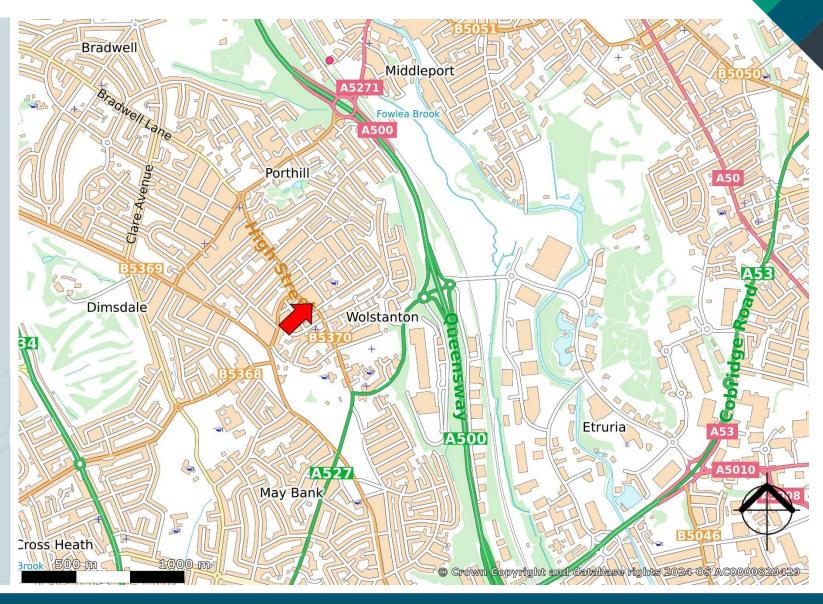
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We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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