

# TO LET

## RETAIL / PROFESSIONAL OFFICES

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



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

T - 01782 202294

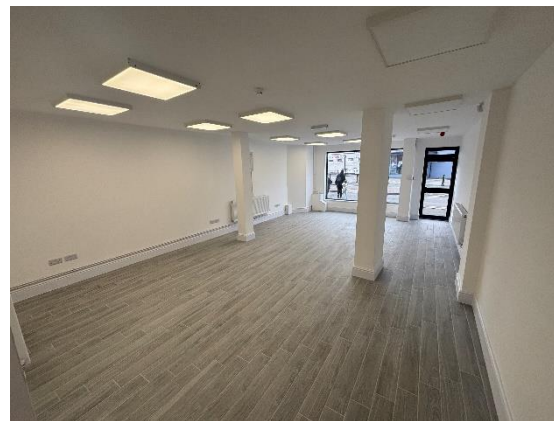
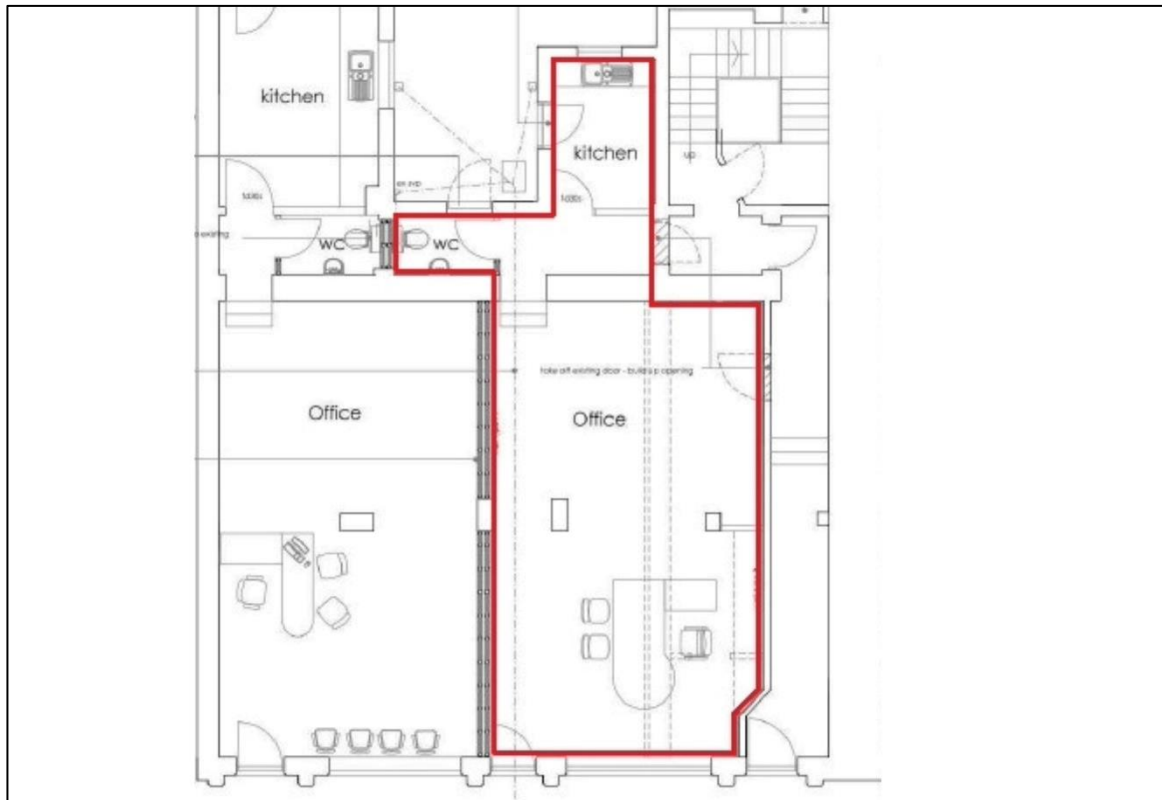
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## LOCATION

The property is situated on the popular Wolstanton High Street, approximately 0.7 miles 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

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.

No.123 is the premises to the right and benefits 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.

## RATING ASSESSMENT

The rateable value 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).

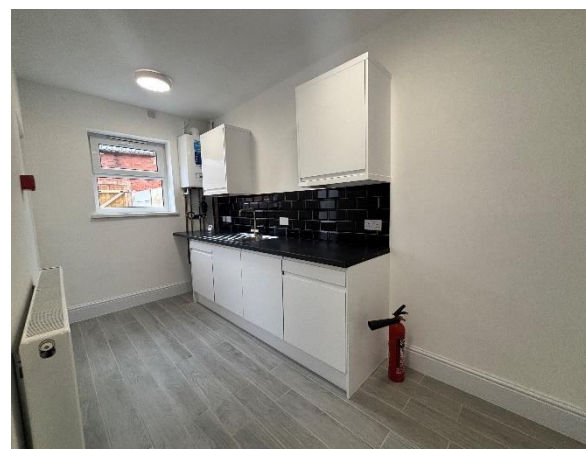
## SERVICES

The premises has mains electric and gas services, with its own boiler, which is 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
No. 123 High Street (Right Unit) Internal frontage 5.39m Shop depth 8.59m Retail area Kitchen WC Rear yard	46.40 8.45	499 91



## TENURE

The premise is available by way of new effective full repairing and insuring Lease for a minimum term of 5 years, 3<sup>rd</sup> year rent review and to include for a contribution towards the external repair and maintenance. The Lease will be outside the Landlord & Tenant Act.

## RENT

£13,000 per annum.

## PLANNING

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

## EPC

C 66

## 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.

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## 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**

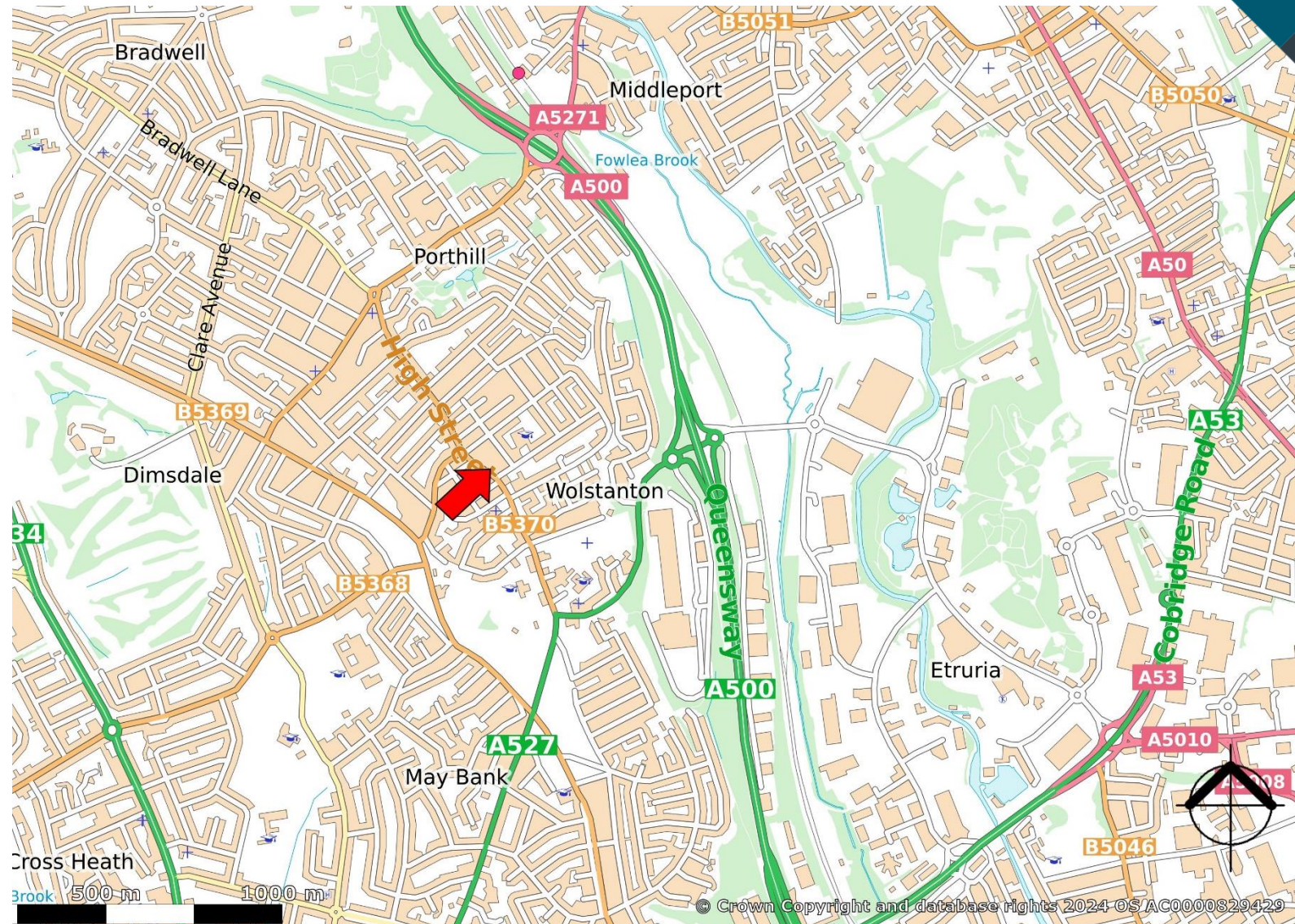
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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

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



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.