

TO LET

BUSINESS PREMISES SUITABLE FOR VARIOUS USES (STPP)

FORMER NATWEST OFFICES, ROSEVALE ROAD, CHESTERTON, NEWCASTLE-UNDER-LYME, ST5 7EF



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mounseysurveyors.co.uk



BUSINESS PREMISES

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LOCATION

The property is prominently located on the entrance of Rosevale Business Park, which is located within Parkhouse Industrial Estate, an established commercial location which benefits from excellent road links.

The A34 dual carriageway is in close proximity and provides direct access to the A500 dual carriageway which links to Junctions 15 and 16 of the M6 Motorway which are located approximately 9.5 and 4.5 miles distant respectively.

The A34 dual carriageway benefits from 25,388 vehicle movements per day as confirmed by Department for Transport 2023

DESCRIPTION - [Virtual Tour](#)

The subject property comprises a detached single storey former office premises available for a range of uses and consent has been granted for Hot Food Takeaway (Sui Generis), planning ref:24/00574/FUL, including 9 parking spaces. In its current configuration the property benefits from the following specification:

- Open Plan Office / Retail Area
- Suspended Ceiling
- Air Conditioning
- Double Glazed Windows
- 3 Phase 100 Amp Supply
- 24/7 Access
- Ladies & gents WC's

ACCOMMODATION	SQ M	SQ FT
Total Net Internal Area	99.75	1,073

RENT

Offers invited subject to proposed scheme.

TENURE

The property is available by way of a new lease on terms to be agreed.

EPC

The property has an EPC rating of B – 46.

RATING ASSESSMENT

The property has a rateable value of £6,600. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

PLANNING

The property has planning permission for Sui Generis hot food. Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

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

SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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.

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LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

CONTACT

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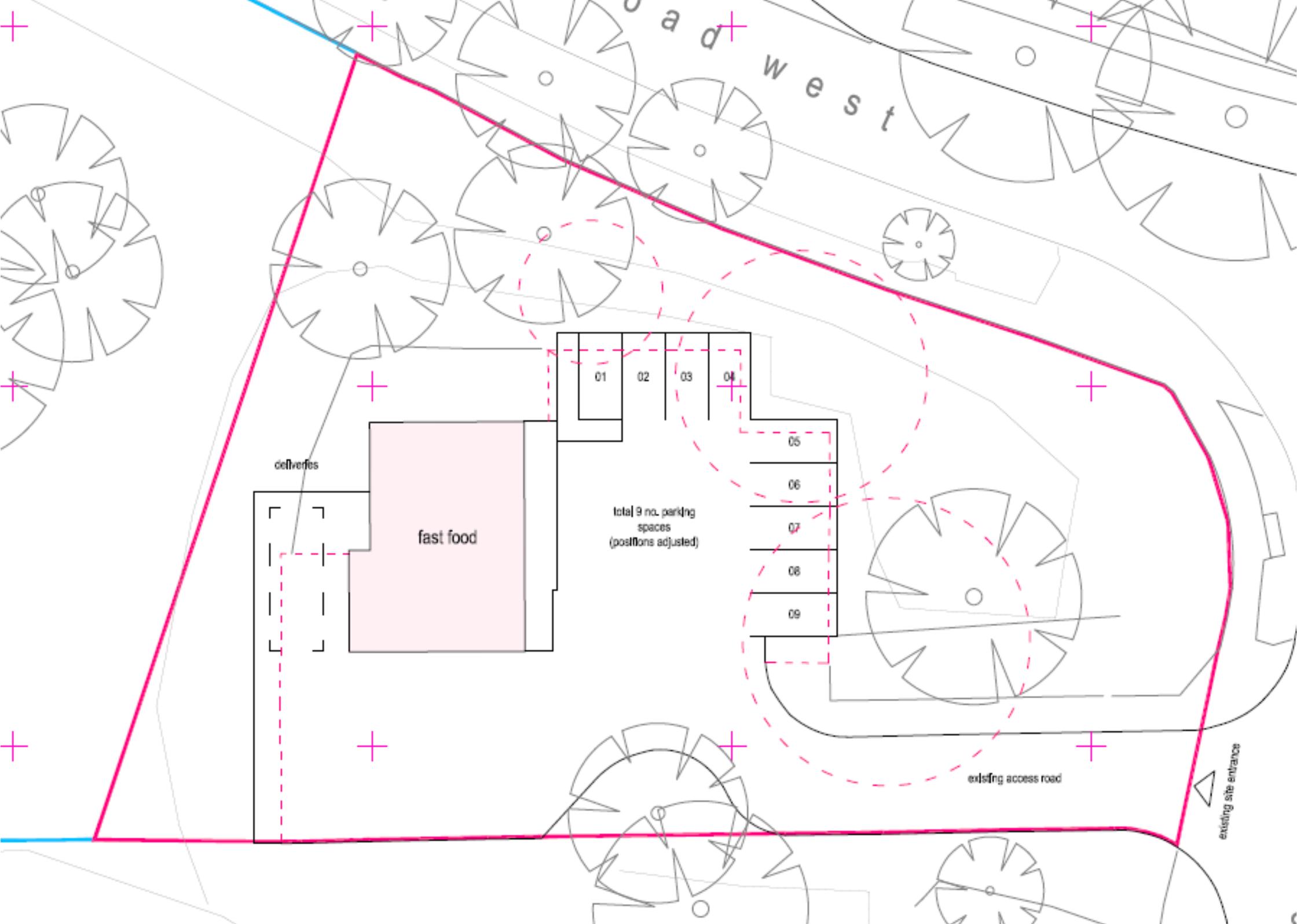
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Our services

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.