

RORY MACK

ASSOCIATES



**3 TOWER SQUARE, TUNSTALL,
STOKE ON TRENT,
STAFFORDSHIRE, ST6 5AA**

**TO LET
£7,000 PAX**

- Fully refurbished retail unit over two floors
- Total NIA 483 sq ft with 254 sq ft of sales area
- Located on Tower Square opposite public carpark
- Would suit beauty, retail or financial services
- EPC: Band C (56)



3 TOWER SQUARE

TUNSTALL, STOKE ON TRENT

ST6 5AA

GENERAL DESCRIPTION

A prominently located mid terraced retail unit now extensively refurbished to a high standard and ready for immediate occupation. The property briefly comprises a ground floor open plan sales area together with a further room, kitchen and WC above. There is also a rear yard suitable for staff use or bin store. The property benefits from vinyl flooring on the stairs and first floor, plastered ceilings, LED strip lights, gas central heating and a new timber window frontage onto the square and would range of different businesses including retail and beauty (STP).

LOCATION

The property is prominently on Tower Square in Tunstall with pay and display parking directly opposite. The property forms part of a parade of units which are currently undergoing refurbishment to include flats at the rear. The unit is just under 1.5 miles away from the A500 and easy access to Hanley, Newcastle-under-Lyme and junction 16 of the M6 motorway.

SERVICES

Mains electric, gas, water and drainage are connected. Heating is provided by radiators. No services have been tested by the agents.

VAT

The rent is subject to VAT

TENURE

Available by way of a new Internal Repairing and Insuring lease, contracted outside of the Landlord & Tenant Act 1954 for a number of years to be agreed. There will be rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value	£3,950
Rates payable	£1,971.05 pa (25/26)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor

Sales area	254 sq ft
Storage	11 sq ft

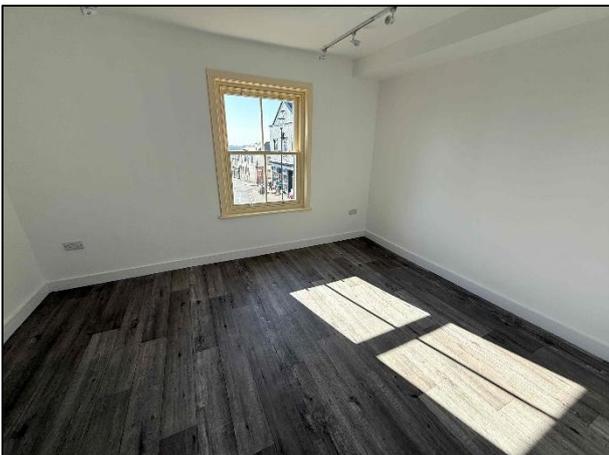
First Floor

Office	151 sq ft
Kitchen	37 sq ft
WC	--

Total NIA 453 sq ft

ANTI MONEY LAUNDERING REGULATIONS

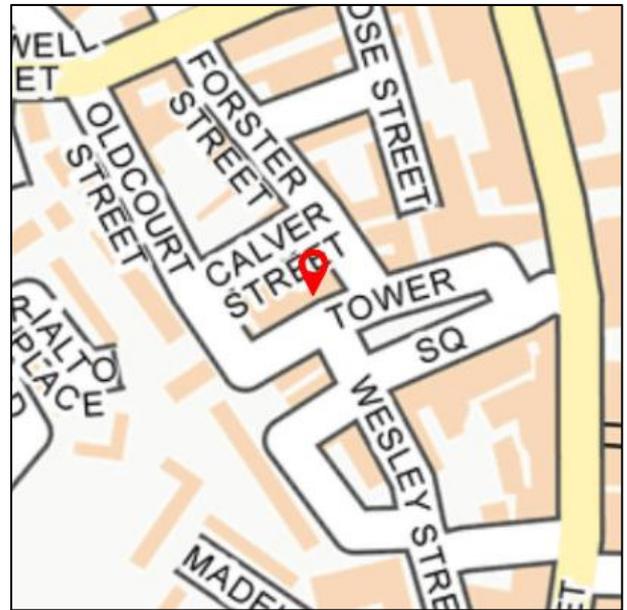
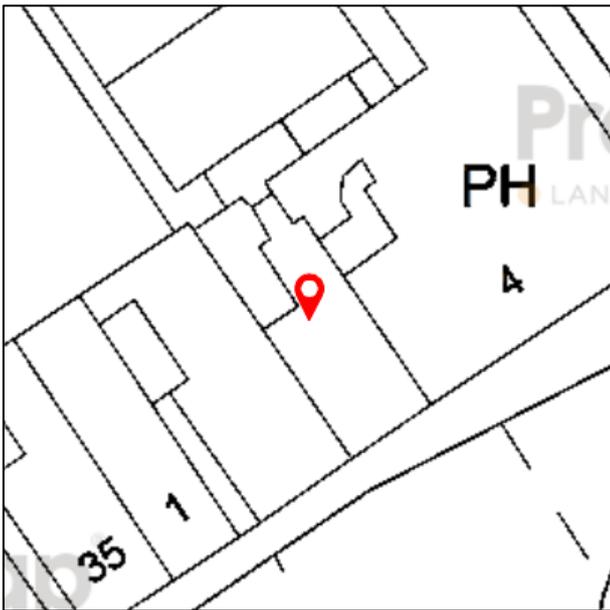
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements