



**1 & 2, HALL YARD BUILDINGS,
HIGH STREET, TEAN,
STAFFORDSHIRE, ST10 4DZ**

**TO LET
£12,000 PAX**

- Prominently located ground floor retail unit
- Total NIA 1,052 sq ft
- Excellent location on the main road close to public car parks
- Suitable for retail, showroom or professional services
- EPC – Band B (43)



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GENERAL DESCRIPTION

A spacious and well presented retail unit located in the centre of Tean with good visibility onto the High Street. Forming part of a Grade II Listed building with flats above the unit has operated as a kitchen showroom for the last 40 years and could continue as such or would suit a retail, professional services or office orientated business. The property has access to the front on Hall Yard via two entrances leading to an office reception, two open sales areas, storeroom and WC and kitchen on the first floor. The ground floor benefits from plastered ceiling with spotlights in the left hand section and suspended ceiling with spotlights in the right hand section, plus gas powered central heating and laminate flooring. There is an option to split the two units known as shop 1 and shop 2 but a rental of the whole is preferred.

LOCATION

The property features prominently on the junction where Hall Yard meets High Street (A522) in the village centre. Upper Tean is easily accessible, being 3 miles off the A50. Cheadle is the nearest town approximately 4 miles to the north. Tean as a village has a convenience store, pharmacy, cafes, pubs, hairdressers, petrol station and primary school. Tean is believed to have around 5,500 residents.

SERVICES

All mains services are connected and separately metered. Gas fired central heating. Please note, no services have been tested by the agents.

VAT

Shop 1 is VAT registered and makes up 40% of the rent amount.



BUSINESS RATES

Rateable Value: £11,250
Rates Payable: £5,613.75 pa (25/26)

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

ACCOMMODATION

Ground Floor

Reception/office:	57 sq ft
Sales area shop 1:	293 sq ft
Sales area shop 2:	602 sq ft
Storeroom:	46 sq ft
Total NIA:	998 sq ft

First Floor

Kitchen:	54 sq ft
WC x 2	--

Total NIA 1,052 sq ft

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ANTI MONEY LAUNDERING REGULATIONS

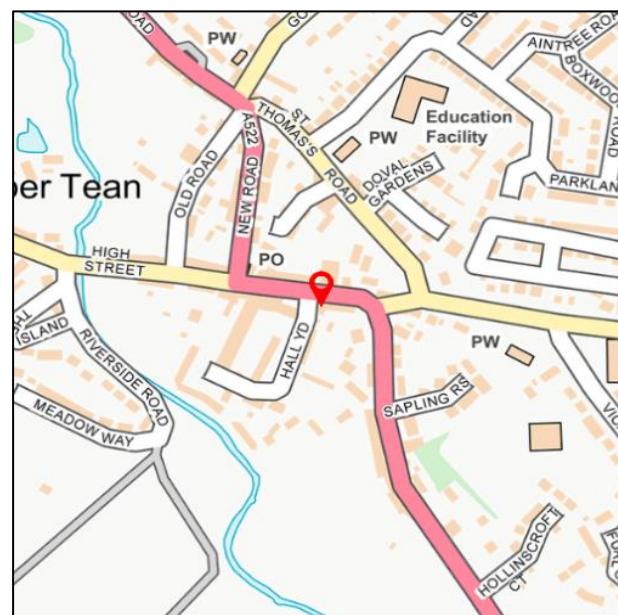
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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