

# RORY MACK

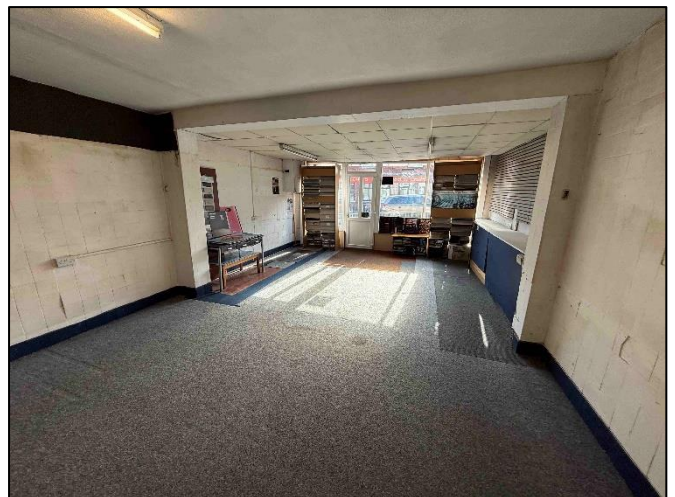
## ASSOCIATES



**175 FORD GREEN ROAD,  
SMALLTHORNE,  
STOKE ON TRENT, ST6 1PF**

**TO LET  
£9,950 PAX**

- Prominently located ground floor retail unit with storage at rear
- Total NIA 1,093 sq ft
- Located on shopping parade on busy main road
- Would suit beauty, retail or financial services
- EPC: Band C (64)



**175 FORD GREEN ROAD**  
**SMALLTHORNE, STOKE ON TRENT**  
**ST6 1PF**

#### GENERAL DESCRIPTION

A prominently located retail/showroom premises in Smallthorne ready for immediate occupation. The property fronts onto the busy main road and incorporates a retail/showroom area, bathroom and rear storage/garage which can also be accessed from the rear. The unit benefits from double glazed UPVC shop frontage, suspended ceiling and the ability to park at the rear in front of the garage. Historically the property has operated as a carpet shop in excess of 15 years but would equally suit another retail operation, showroom, office or location for professional services.

#### LOCATION

The property occupies a prominent position on Ford Green Road just south of Whitfield Valley Nature Reserve and around 1 mile from the centre of Burslem and the A50. The A53, Leek New Road is also around 1 mile away.

#### SERVICES

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

#### TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with the incoming tenant contributing £250 plus VAT towards the cost of preparing the lease.

#### BUSINESS RATES

Rateable value                      £6,300  
Rates payable                      £3,143.70 pa (25/26)

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

#### VAT

The rent is not subject to VAT

#### ACCOMMODATION

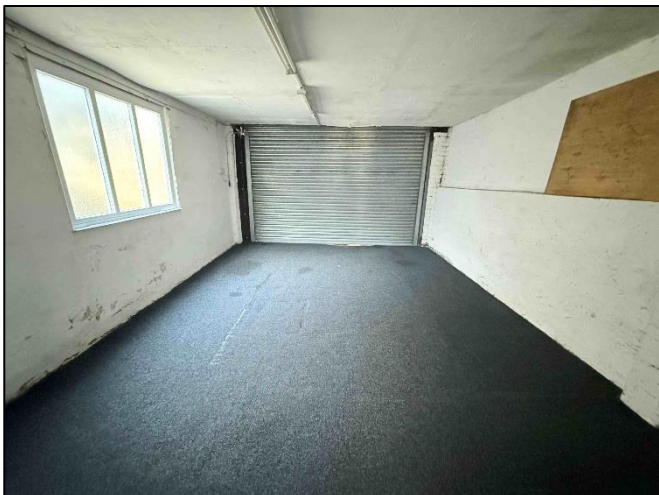
##### Ground Floor

Sales:                                      814 sq ft  
Rear storage/garage:                      279 sq ft  
WC:                                      --

**Total NIA                                      1,093 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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**SMALLTHORNE, STOKE ON TRENT**  
**ST6 1PF**



**OFFICE**

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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