



RORY MACK

ASSOCIATES

**46 & 48 KINGSWAY
STOKE-ON-TRENT
ST4 1JH**

**TO LET:
£6,000-8,000 PAX**

- Two self-contained retail units in excellent town centre location
- Opposite The Kings Way Public House and Kingsway Car Park
- NIA: Number 46 – 874 sq ft. Number 48 – 316 sq ft.
- Opportunity to take units with an established history in this location
- EPC: No. 46 – C (58), No. 48 – E (102)



46 & 48 KINGSWAY

STOKE, STOKE-ON-TRENT

ST4 1JH

GENERAL DESCRIPTION

Two retail spaces in the centre of Stoke on Trent available to rent as one or as individual units. Number 46 Kingsway is a former tattoo studio split over two ground floor buildings. The front building provides 622 sq ft of sales area with frontage over Kingsway. The rear section has an additional 252 sq ft of space that can be used by staff members plus a toilet at the very rear. There is also a rear exit onto the car park. Number 48 is a former ladies hairdressers and has traded as such for a number of years. The property comprises a 265 sq ft sales area with 51 sq ft kitchen and toilet to the rear. This property also has an exit to the rear car park. Both properties have window frontage onto Kingsway which is a popular thoroughfare through the town and opposite the largest council car park. The units are available individually but can also be taken together. Number 46 Kingsway is available at £8,000pa, whilst number 48 can be rented for £6,000pa.

LOCATION

Both retail units are located on Kingsway in the middle of Stoke on Trent town centre around 100m from the Town Hall and 50m from other commercial buildings on Church Street. Stoke on Trent is accessed via the A500, Queensway and is around 3 miles from junction 15 of the M6.

SERVICES

Mains water, drainage and electricity are connected. Number 46 benefits from gas central heating. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

These units are available by way of a new Internal Repairing and Insuring leases for a term of years to be agreed and with rent reviews every three years. There is a fee of £250 plus VAT charged for preparation of the lease. A 'personal reference search fee' of £95 inc VAT may also be required depending on circumstances, further details of which can be confirmed by the agents.

BUSINESS RATES

Number 46

Rateable Value: £5,000
Rates Payable: £2,495 pa (23/24)

Number 48

Rateable Value: £3,100
Rates Payable: £1,546.90 pa (23/24)

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

ACCOMMODATION

Number 46

Sales: 494 sq ft
Rear sales: 128 sq ft
Staff area: 96 sq ft
Kitchen: 156 sq ft
WC: --
Total NIA: 874 sq ft

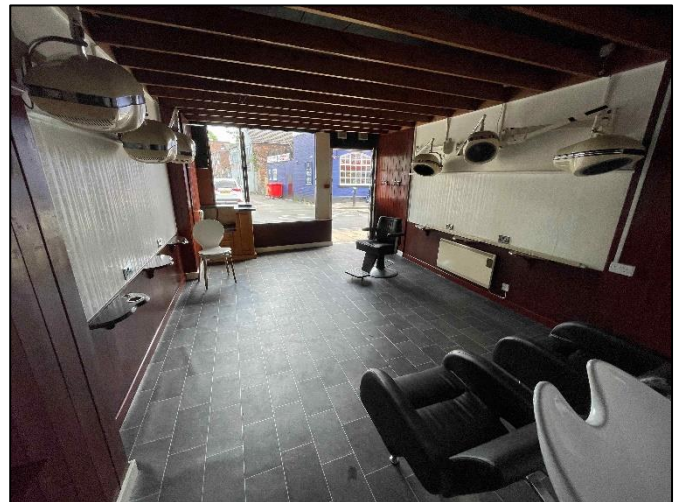
Number 48

Sales: 265 sq ft
Kitchen: 51 sq ft
WC: --
Total NIA: 316 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.

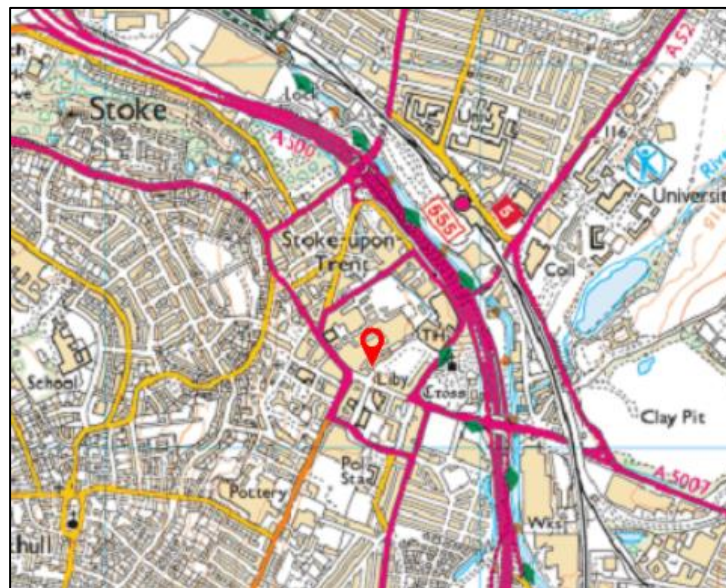
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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