RORY MACK
ASSOCIATES

TO LET

£5,750 PAX

33 Millrise Road, Milton

Stoke-on-Trent
Staffordshire, ST2 7BN

- **Ground floor retail/office premises with 438 sq ft of sales**
- **Main road frontage and close to car parking**
- **Forms part of a popular parade of retail properties**
- **EPC: 47 (Band B)**

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RICS

Rory Mack Associates Ltd.
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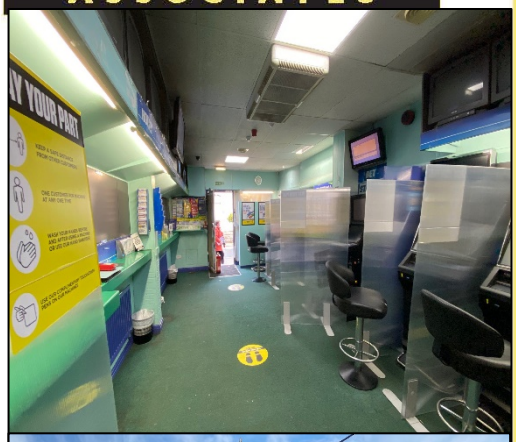

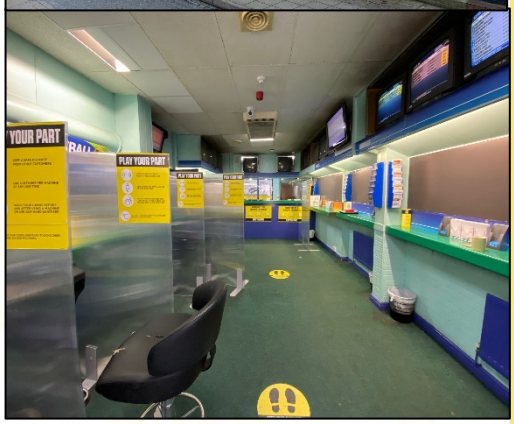

GENERAL DESCRIPTION

A self-contained ground floor shop premises briefly comprising a sales area to the rear of which is a small kitchen together with a staff and customer toilet. The premises would suit a wide range of retail, office or beauty related businesses and has approx. 14 feet frontage to Millrise Road.

LOCATION

The property is pavement fronted and occupies a prominent location in the centre of Milton, close to two car parks and forms part of a busy and popular parade of mixed use retail properties. Milton is a semi-rural settlement adjacent to Baddeley Green and approx. 4 miles to the north of Hanley city centre.

ACCOMMODATION

Sales:	438 sq ft
Kitchen:	22 sq ft
2 x WC's	--
Total NIA:	**455 sq ft.**

SERVICES

All mains services are connected. Gas fired central heating installed. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

EPC

Asset Rating 47 (Band B)

Business Rates

Rateable Value: £4,750

Rates Payable: £2,370.25 pa (20/21)

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

TENURE

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees.

C02046/210120

MISREPRESENTATION ACT STATEMENT

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part. of an offer or contract: (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation. and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property: (D) All prices and rentals quoted are exclusive of VAT (If applicable): (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Strictly by appointment through agents:

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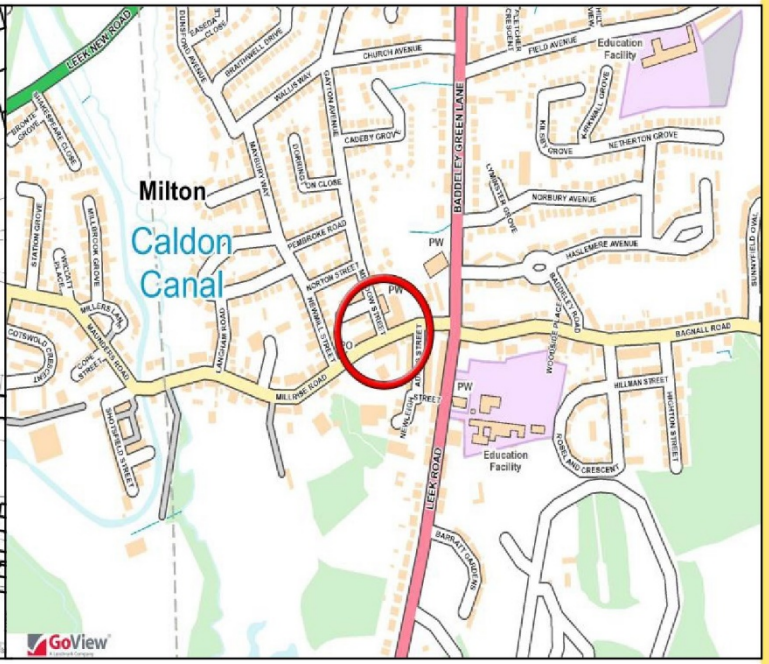
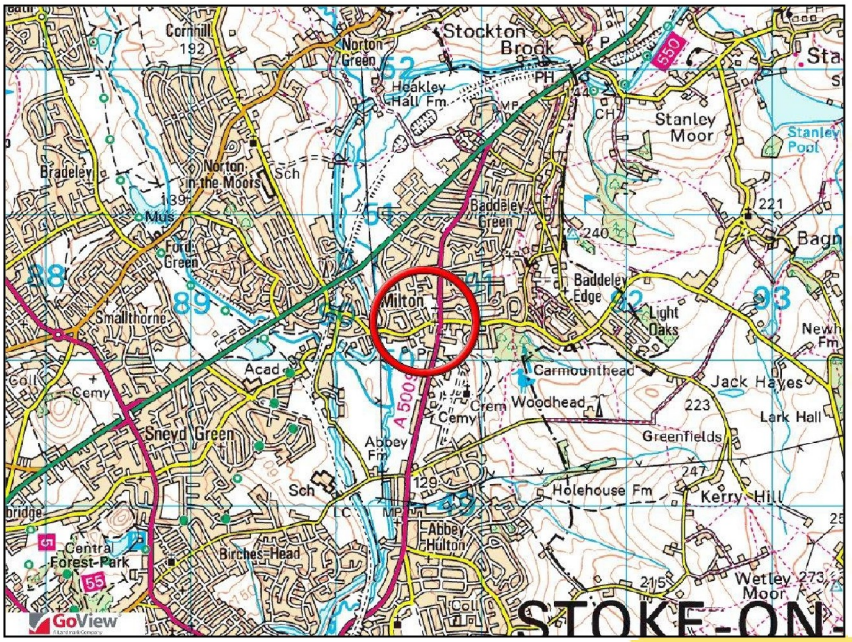
ORDNANCE MAP

STREET MAP



TOWN MAP



STOKE-ON-

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