RORY MACK
ASSOCIATES

TO LET:

£12,000 PAX

11b High Street

Cheadle
Stoke on Trent
ST10 1AA

- **Well presented retail/office premises in town centre**
- **Main road frontage to the High Street with rear loading area**
- **Total NIA 956 sq ft with 889 sq ft of open plan sales area**
- **Available by way of a new lease**
- **EPC: 84 (Band D)**

COMMERCIAL ESTATE AGENCY
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RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS'
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
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Staffordshire ST5 1BT

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E: enquiries@rorymack.co.uk

RICS

Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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.

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GENERAL DESCRIPTION

A self-contained ground floor retail/office premises with floor to ceiling glazed frontage to a recessed and covered walkway adjacent to the public pavement. The premises forms part of a popular parade of retail units on the High Street and is arranged in open plan with a private kitchen and WC to the rear. The premises is very well presented throughout with a ceramic tiled floor and wall and ceiling surfaces finished in plaster board throughout. To the rear is a communal loading area for goods access.

LOCATION

The property benefits from a High Street location in the centre of Cheadle and within close proximity to public car parking. Cheadle is a popular town with a growing population and supports a wide range of both local and national retailers within the town.

ACCOMMODATION

Sales Area:	889 sq ft
Kitchen:	67 sq ft
WC:	-
Total NIA	**956 sq ft**

SERVICES

Mains water, drainage and electricity is connected and separately metered. Heating is provided by means of electric blow heaters. No services have been tested by the agents.

PLANNING

Currently used as a shop the property has an 'E' Use Class Order (effective 1st Sep 2020) which permits: Retail, Office or Café. Interested parties are required to satisfy themselves that the correct planning permission is in place before committing to the property.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value:	£8,200
Rates Payable:	£4,091.80 pa (21/22)

Note: If you qualify for Small Business Rates Relief you may be entitled to a 100% reduction.

TENURE

Available by way of a Full Repairing and Insuring lease (by way of pro-rata contribution) for a term of years to be agreed with rent reviews every three years and each party being bearing their own legal fees.

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.

C02261/170821

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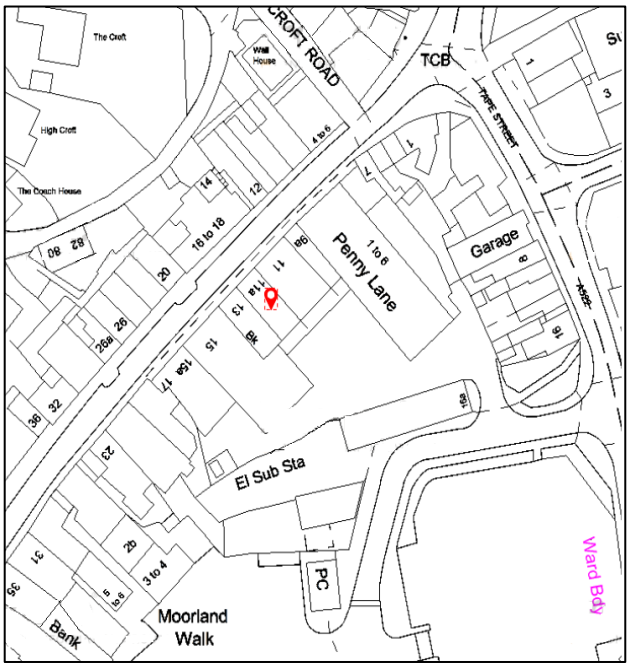
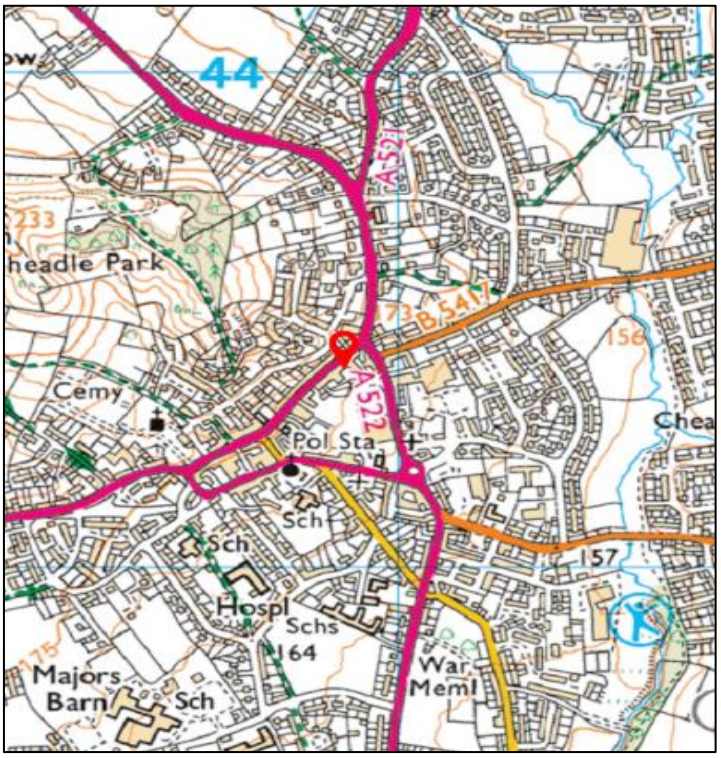
ORDANANCE MAP



STREET MAP

TOWN MAP



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