RORY MACK
ASSOCIATES

TO LET: £4,200 PAX

1A Market Place

Burslem,
Stoke-on-Trent, ST6 3AA

- **First Floor and Second Floor office space**
- **Prominent location in town centre location**
- **Would suite Retail or Office use**
- **Total NIA 1,082 sq ft.**
- **EPC: E (118)**

COMMERCIAL ESTATE AGENCY
VALUATIONS
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
CPO NEGOTIATIONS

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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F: 01782 715726
E: enquiries@rorymack.co.uk

RICS

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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A first and second floor office suite with separate access to both the front and rear of the property. Ideal for a number of uses including office, retail, or storage. The property is split into a number of different rooms and includes a WC and staircase to the front and rear.

LOCATION

The property is situated in a prominent position at a busy junction off Market Place and Waterloo Road in Burslem town centre.

ACCOMMODATION

First Floor	**Second Floor**
Office 1:	Office 5:
Office 2:	
Office 3:	
Office 4:	
WC -	

Total NIA: 1082 sq ft

SERVICES

We are advised that mains water, drainage and electricity is connected to the property. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Enquires should be made with the Local Authority.

TENURE

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 the incoming tenant being responsible for the landlord's reasonable 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.

C02386/220921

Strictly by appointment through agents:

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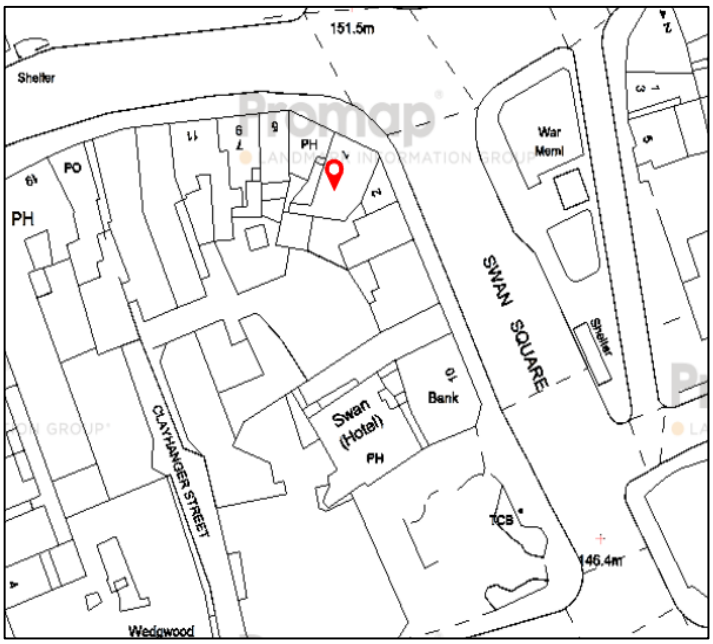
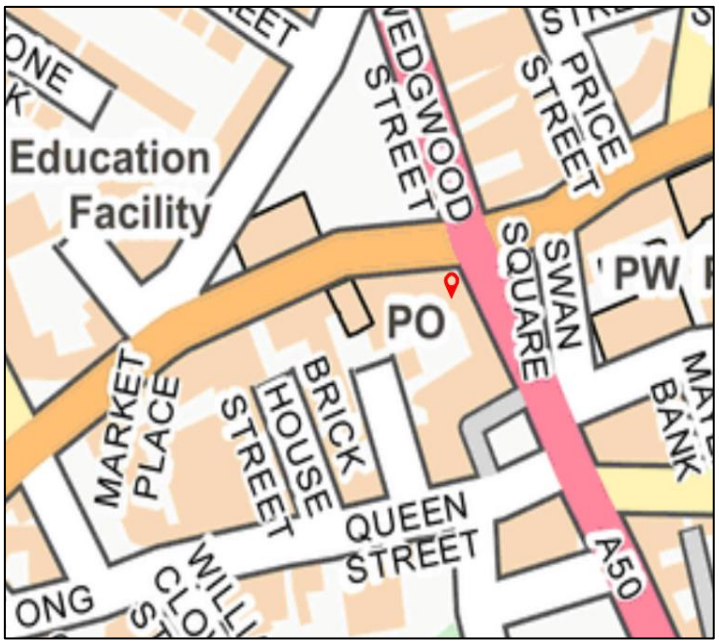
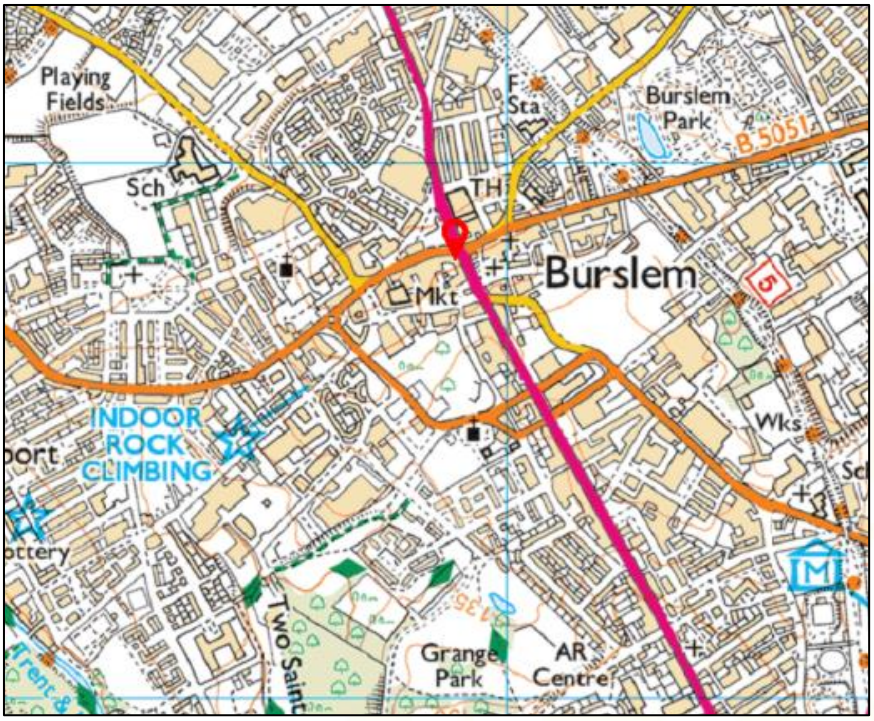
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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