ASSOCIATES

TO LET:

£6,500 PAX

131 High Street

Tunstall, Stoke on Trent Staffordshire, ST6 5TA



- Ground floor retail/office unit in prime town centre location
- Sales area of 392 sq ft
- Suitable for retail and/or professional office purposes
- **Opposite the Alexandra Park development entrance**
- **EPC: 59 (Band C)**

COMMERCIAL ESTATE AGENCY VALUATIONS

PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS SCHEDULES OF CONDITION BUILDING SURVEYS RENT REVIEWS & LEASE RENEWALS EXPERT WITNESS REPORTS' RATING APPEALS

SCHEDULES OF DILAPIDATIONS RESIDENTIAL LETTINGS CPO NEGOTIATIONS

Holly House, 37 Marsh Parade, Newcastle-under-Lyme, Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk



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GENERAL DESCRIPTION

A retail/professional office premises with High Street frontage in one of the most popular parts of the High Street. The unit would suit a number of different operators of a retail or office nature including Financial Services, Estate Agency or retail sales. The unit briefly comprises an open sales area with vinal flooring and plastered ceiling, staff WC and rear fire exit. The property is ideally located close to a number of car parks and opposite the entrance to the Alexandra Park retail development.

LOCATION

The property benefits from a central location within Tunstall town centre and is amongst a variety of both local and national retailers and immediately opposite the recently refurbished Town Hall. Public car parking is within 50 yards and the pedestrianised access route to the large retail complex which is home to Argos, Matalan and Asda is opposite.

ACCOMMODATION

Ground floor:

Sales area: 392 sq ft WC -

Total NIA: 392 sq ft

SERVICES

Mains water, drainage, electricity connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £5,000

Rates Payable: £2,495 pa (22/23)**

** If you qualify for Small Business Rates Relief you should be entitled to a 100% rates exception. Prospective tenants should make their own enquiries to confirm the amount of business rates payable for their proposed use of the property.

TENURE

Available by way of a new Full Repairing and Insuring lease for minimum term of three years subject to rent reviews every three years and with each party 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.

C01096/240622

RORY MACK

ASSOCIATES







Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

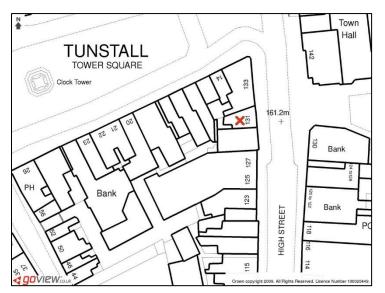
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ORDNANCE SURVEY MAP

STREET MAP





TOWN MAP

