

TO LET

FORMER BAR BENEFITING FROM A4 USE CLASS (WOULD SUIT A VARIETY OF USES STPP)

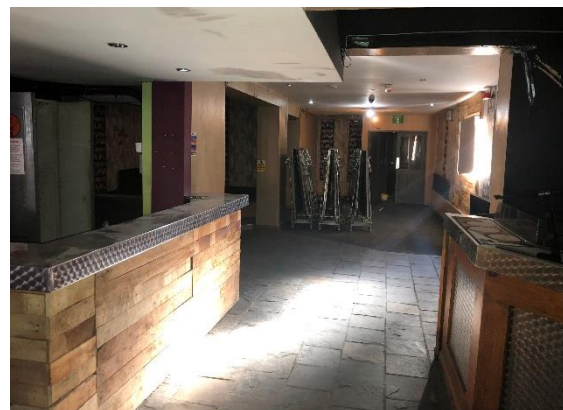
19 BANK STREET, CHEADLE, ST10 1NR



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LOCATION

The property occupies a prominent location on Bank Street, in the centre of the town within a two-minute walk to the main High Street, in a busy mixed-use retail area with close proximity two public car parks.

DESCRIPTION

Ground and 1st floor retail premises, which was a former bar occupying a prominent position in Cheadle town centre on Bank Street.

The premises would suit a variety of retail uses or may appeal to a hot food operator seeking premises for restaurant or takeaway use (STPP). Parking nearby and opposite behind the local JD Wetherspoons.

Accommodation	SQ M	SQ FT
Basement	16.9	181
Ground Floor	170.62	1,835
First Floor	64.62	695
TOTAL NIA	251.86	2,711

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TENURE

This property is available on a leasehold basis with terms to be agreed.

RENT

£15,000 per annum.

EPC

C - 69

RATING ASSESSMENT

The property has a rateable value of £3,450. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

PLANNING

We understand that the premises were previously used as a Bar falling under A4 planning however, we recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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VAT

All prices and rent are quoted exclusive of VAT which may be applicable.

LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease. On agreed terms the ingoing tenant will be required to pay a fee of £85 to Mounsey Chartered Surveyors for the application and collation of references and credit data from a third party.

The application fee will be payable in advance and will not be refundable.

CONTACT

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