

RORY MACK

ASSOCIATES

TO LET:

£12,000 PAX

61a Lower Street

Newcastle-under-Lyme  
Staffordshire, ST5 2RS



- Prominently located 1<sup>st</sup> floor office premises with A2 Consent
- Attractive art deco building with frontage to the A34
- Spacious open plan office
- Total NIA: 1,493 sq. ft.

COMMERCIAL ESTATE AGENCY  
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PROPERTY MANAGEMENT

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BUILDING SURVEYS  
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RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
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Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



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

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**GENERAL DESCRIPTION**

An attractive and well-presented 1st floor open-plan office premises separately accessed with A2 (Professional Services) consent. The office benefits from gas fired central heating, suspended ceilings and UPVC double glazed windows, there are a number of data points throughout the office.

**LOCATION**

The property prominently features on the edge of Newcastle town centre having frontage to the A34, part of the towns Ring Road. Adjoining the property are a number of other commercial premises offering a range of services, which also includes the new retirement village development (due to open in January 2018).

**ACCOMMODATION**

First Floor:

Open-plan Office: 1,493 sq. ft.

3 x WC's: -

**Total NIA: 1,493 sq. ft.**

**SERVICES**

All mains services are connected. Gas fired central heating is installed. Fire alarm and burglar alarm with dial out facilities. Please note that no services have been tested by the agents.

**VAT**

The rent is subject to VAT.

**EPC Rating**

Band F

**BUSINESS RATES**

Rateable Value: £7,700

Rates Payable: £3,542 pa (17/18)

Please note: If you qualify for Small Business Rates Relief may be entitled to a rates exemption.

**TENURE**

The first floor office is available by the way of a new Internal Repairing and Insuring lease for a term to be agreed and with the incoming tenant being responsible for the landlord's reasonable legal fees.

C01289/16112017

Strictly by appointment through agents:

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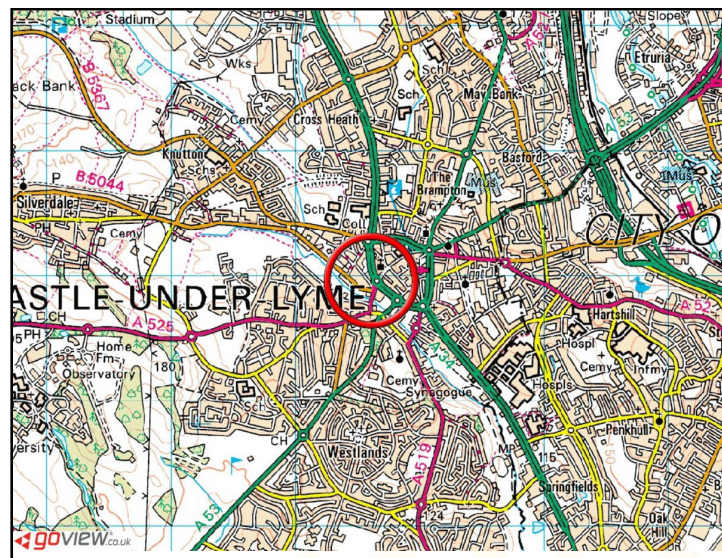
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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