

RORY MACK

ASSOCIATES

TO LET:

£15,000 PAX

52-54 High Street, Cheadle

Stoke-on-Trent
Staffordshire, ST10 1AF



- A prominent double fronted retail unit
- Close proximity to a number of national retailers to include; WH Smith, Boots, Card Factory, Wrights Pies & JD Whetherspoons
- Ground floor sales 925 sq. ft.
- Total NIA: 2,017 sq. ft.
- EPC: Category C

COMMERCIAL ESTATE AGENCY
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E: enquiries@rorymack.co.uk



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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A double fronted High Street retail unit which over the years has operated as a successful location for a number of retail operators. The building is very attractive and benefits from both ground floor sales (925 sq. ft.) and 1st floor and 2nd floor sales/storage providing a further 1,092 sq. ft. The premises would suit a variety of different uses to include; Café, Bar and Restaurant (STP).

LOCATION

The premises is situated in a prime position within the popular High Street, Cheadle. The unit is close to a number of national and local operators to include; WH Smith, Boots, Card Factory, Wrights Pies and JD Whetherspoons, to name a few.

ACCOMMODATION**Ground Floor:**

Sales Area: 925 sq. ft.

1st Floor:

Sales/Storage: 840 sq. ft.

2nd Floor:

Store (including kitchen): 252 sq. ft.

WC: -

Total NIA: 2,017 sq. ft.

VAT

The rent is not subject to VAT.

SERVICES

Mains electricity, water and drainage connected. Please note that no services have been tested by the agents.

EPC

Asset rating: 53 Category C

BUSINESS RATES

Rateable Value: £14,250

Rates Payable: £6,640.50 (18/19)

TENURE

Available by way of a full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every 3 years. Each party is to bear their own legal fees, however the incoming tenant may be required to pay £250 as a contribution towards the landlord's legal fees.

C02149/18032019

Strictly by appointment through agents:

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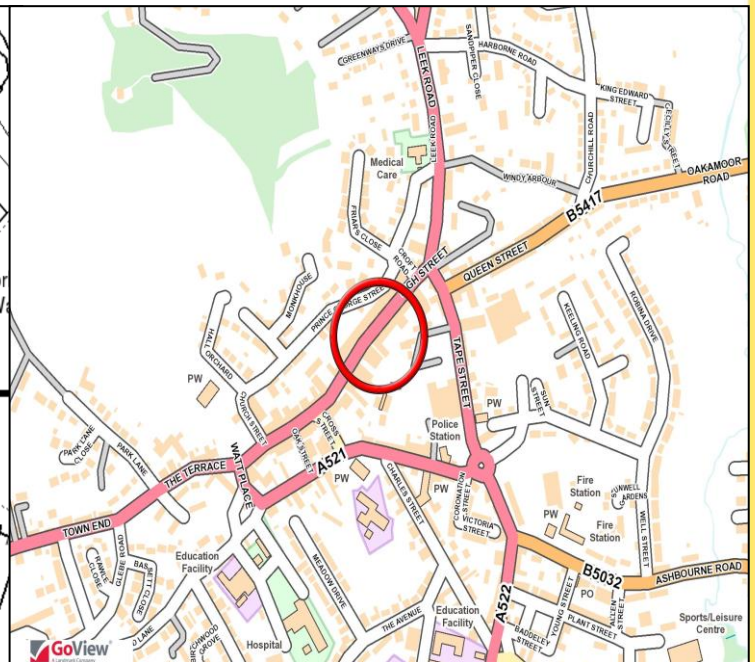
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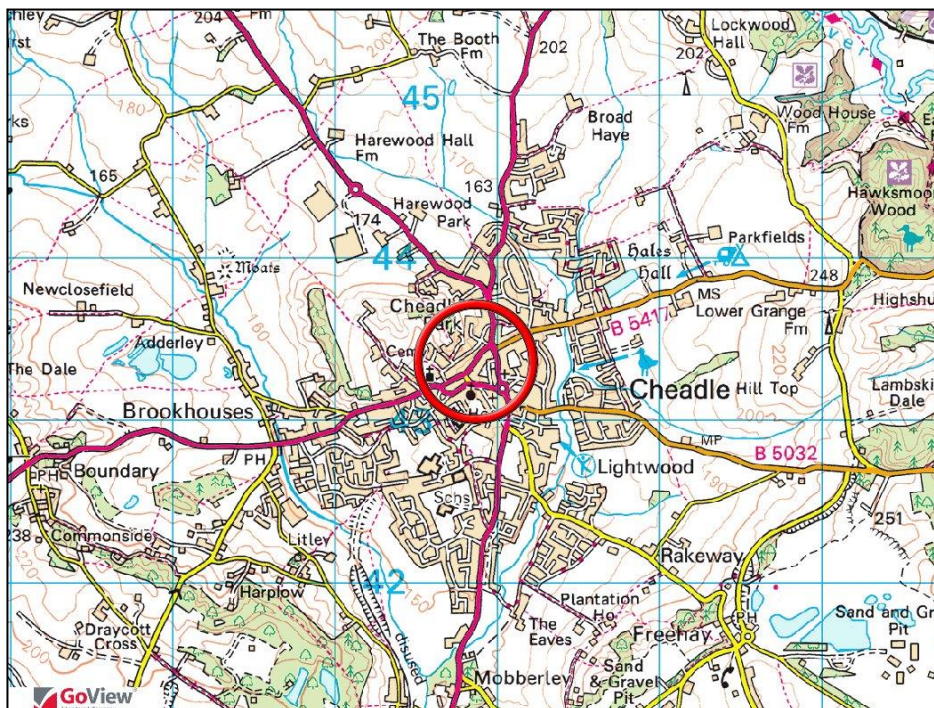
ORDNANCE MAP



STREET MAP



TOWN MAP



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