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 RENT REVIEWS & LEASE RENEWALS EXPERT WITNESS REPORTS' PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS SCHEDULES OF CONDITION RATING APPEALS

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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



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).

RORY MACK

ASSOCIATES

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:

Rory Mack Associates

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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 guidence 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 the property: (D) All prices and rentals quoted are exclusive of VAT (If apolicable): (E) Rory Mack Associates will not be liable. In neelligence or otherwise, for any loss arising from the use of these particulars

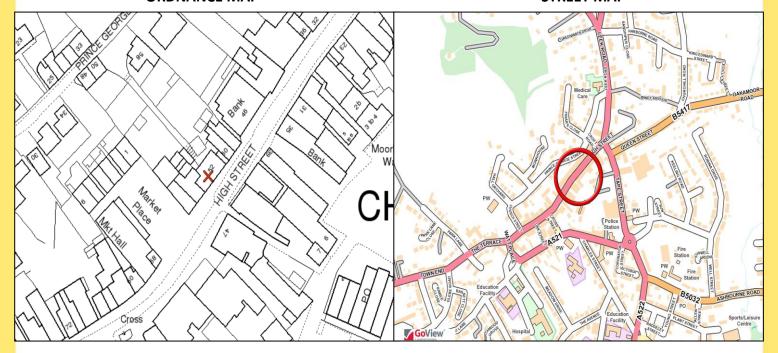
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ASSOCIATES

ORDNANCE MAP

STREET MAP



TOWN MAP



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