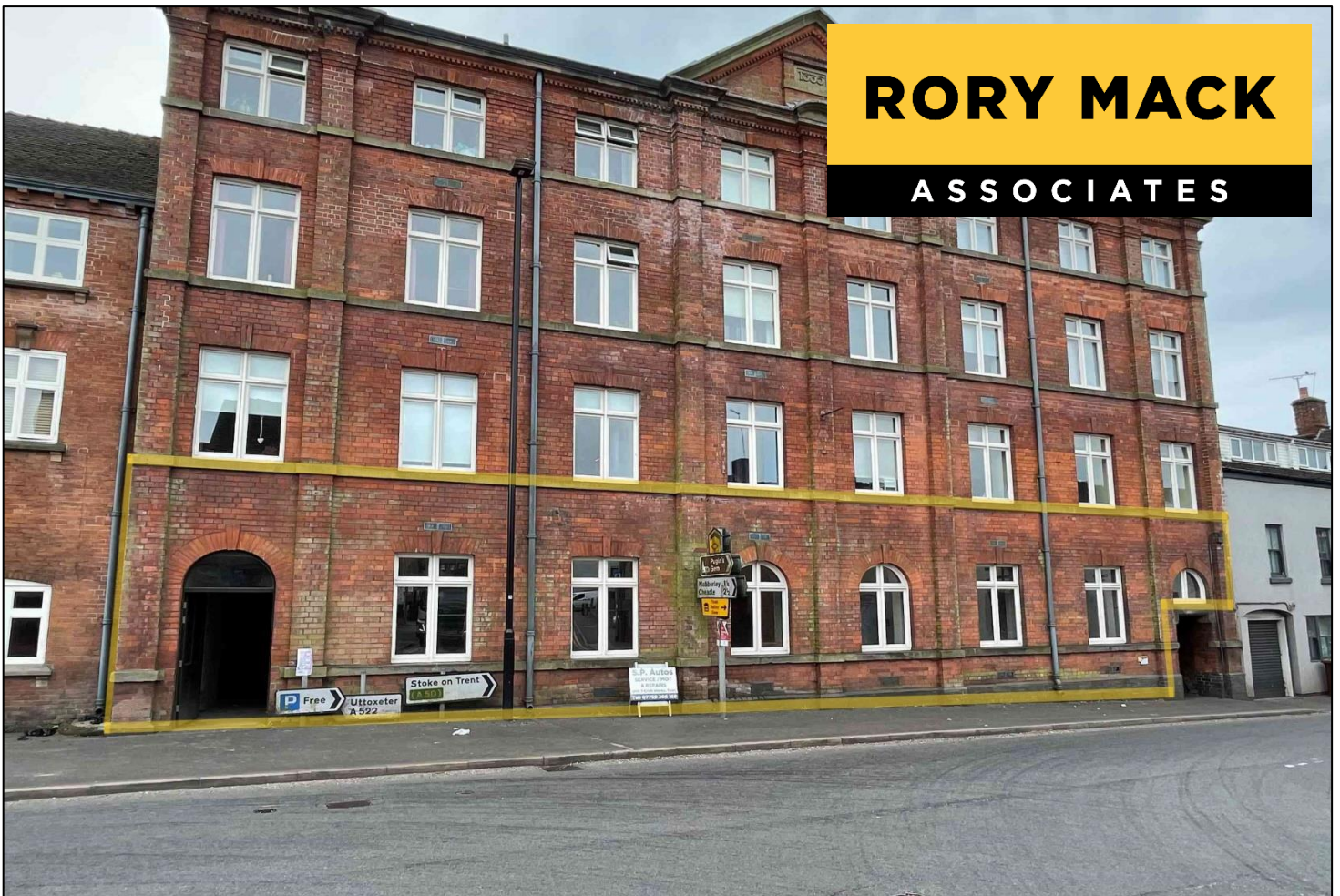


RORY MACK

ASSOCIATES



**GRD FLOOR COMMERCIAL UNIT
TEAN HALL MILLS, TEAN,
STOKE ON TRENT, ST10 4FF**

**TO LET
FROM
£8,000 PAX**

- Ground floor commercial unit extending to 1,458 sq ft
- Within desirable apartment development
- Prime location right in the centre of town opposite main junction
- Would suit retail, office, café, fitness or medical (STP)
- Incentives available to assist with refurb



GROUND FLOOR COMMERCIAL UNIT

TEAN HALL MILLS, TEAN, STOKE ON TRENT

STAFFORDSHIRE, ST10 4FF

GENERAL DESCRIPTION

A listed former textile mill which has been tastefully converted to create a mixture of 1, 2 and 3 bedroom apartments. The ground floor commercial unit has never been occupied and is presented as an empty shell with mains water and electricity connections. The unit offers 1,080 sq ft of sales area spanning the front of the building with six large windows onto the high street letting in lots of natural light. There is also a further 150 sq ft providing storage and a 228 sq ft area earmarked for kitchen and toilets. The unit is available as a 'shell' allowing the incoming tenant to refurbish the unit to suit their business needs and incentives can be offered to assist with this process.

LOCATION

Tean Hall Mills is located on High Street in the centre of Tean and opposite the junction with the A522 leading to Cheadle. Tean is located just off the A50 in-between Stoke on Trent and Uttoxeter.

SERVICES

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

RENT

Year 1: £8,000 pa

Year 2: £10,000 pa

Year 3: £12,000 pa

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

As the ground floor commercial unit has never been occupied since renovation, the ratable value will need to be reassessed.

ACCOMMODATION

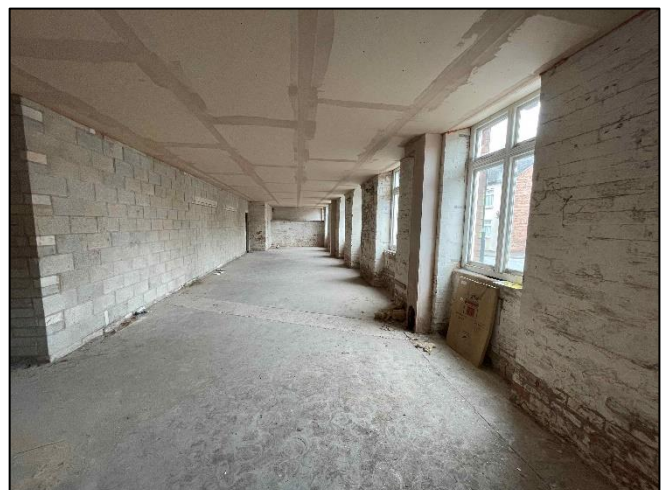
Ground Floor

Open plan sales:	1,080 sq ft
Store:	150 sq ft
Room (potential bathroom):	228 sq ft

Total GIA **1,458 sq ft**

ANTI MONEY LAUNDERING REGULATIONS

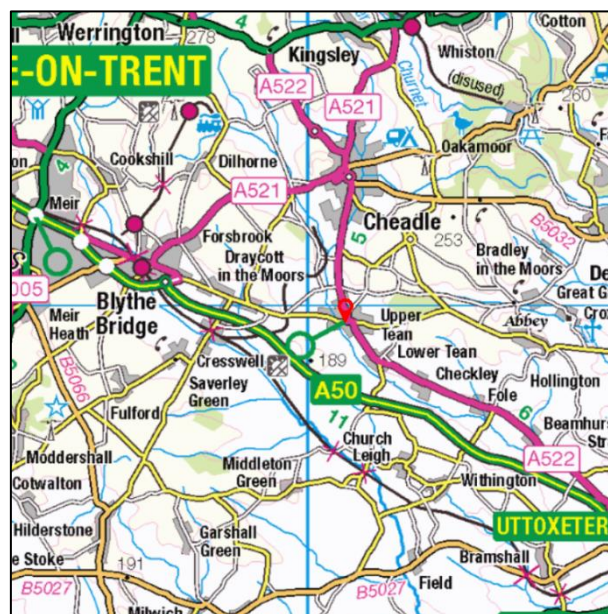
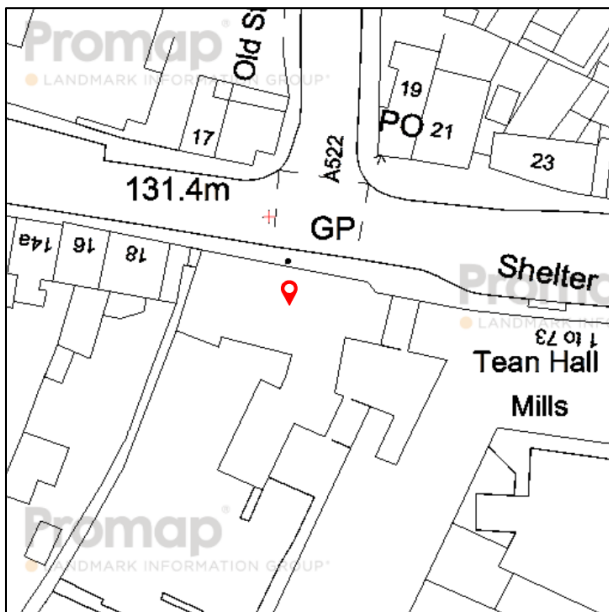
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



GROUND FLOOR COMMERCIAL UNIT

TEAN HALL MILLS, TEAN, STOKE ON TRENT

STAFFORDSHIRE, ST10 4FF



OFFICE

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Newcastle

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements