TO LET

RETAIL / PROFESSIONAL OFFICES

GROUND FLOOR 10 GEORGE STREET, HARTSHILL, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1DJ

mounsey
CHARTERED
SURVEYORS



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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LOCATION

The premises offer a prominent location on George Street, a busy main access into Newcastle-under-Lyme town centre, ideal base for businesses seeking easy access to key transport links and essential local amenities.

The location offers excellent road links, situated just minutes from the A500 (D-Road), providing swift connections to the M6 motorway (Junctions 15 and 16). This ensures quick travel to major commercial hubs, including Manchester, Birmingham, and the West Midlands.

The premises are well-served by local bus routes, connecting staff directly to Stoke-on-Trent city centre and surrounding towns. Stoke-on-Trent Train Station is a short drive away, offering mainline services to London Euston and Manchester Piccadilly.

There are various public car parks offering parking permits, on street short stay parking outside the premises and other roadside parking.

The location benefits from being within the popular Hartshill community, providing local convenience stores, cafés, and eateries for staff or a short walk into Newcastle Town Centre.

The site is near to the Royal Stoke University Hospital, making it an ideal location for businesses that service or partner with the healthcare sector.

Quick access to Newcastle-under-Lyme and Stoke-on-Trent city centre ensures staff can easily access high street amenities and leisure facilities.

ACCOMMODATION	SQ M	SQ FT
NIA	122.50	1,319

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DESCRIPTION - 360 Tour Link Click Here

The premises has a large display window fronting George Street. Internally the premises benefit from high ceiling with a split level floor space. The benefits include:

- Bright, open-plan space
- Modern carpets
- Suspended ceiling with LED lighting
- Modern electric heating
- WC and kitchenette
- Understairs storage
- Storage cupboards

Other fixtures and fittings are subject to further discussion if they are of interest or to be removed.

RENT

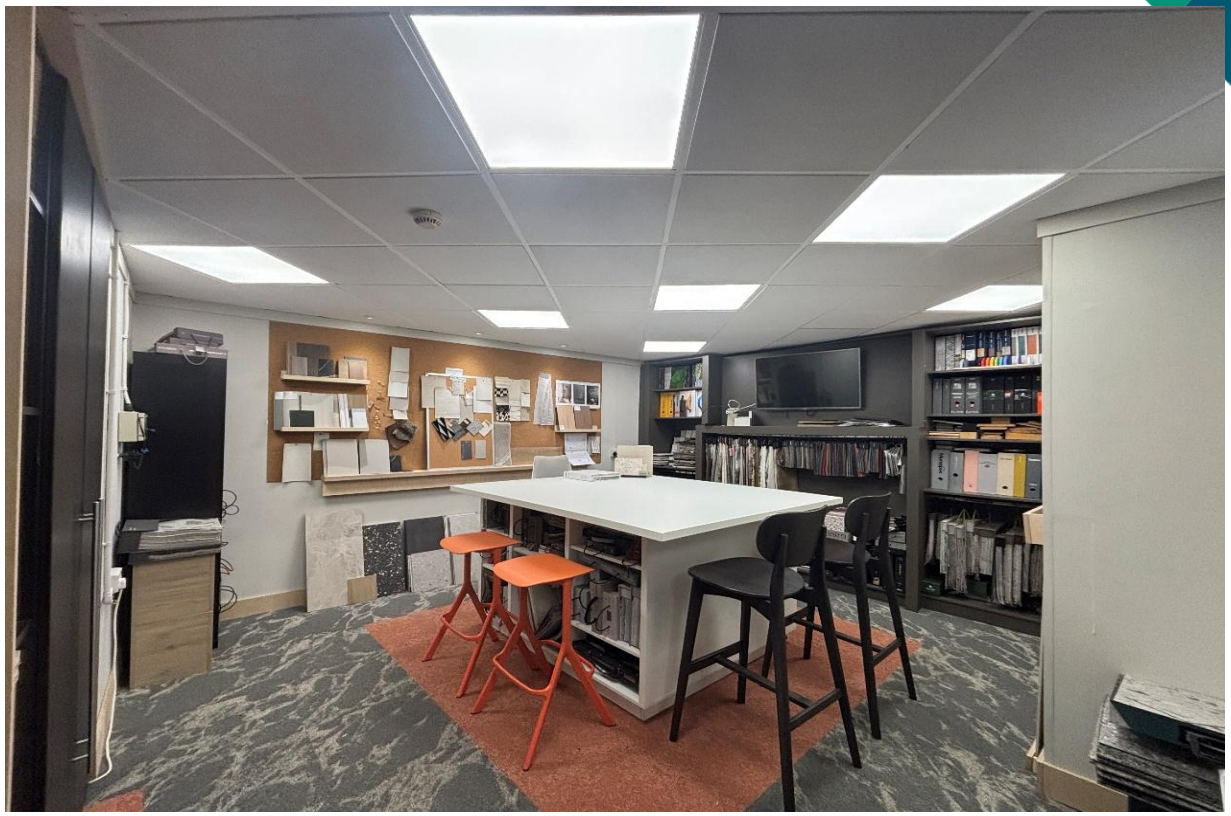
£15,500 per annum, vat not applicable.

RATING ASSESSMENT

The business rates are to be separately assessed. Interested parties may qualify for Small Business Rates Relief and should enquire direct to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

SERVICES

Mains electric is connected to the premises. Water serves the ground and first floor premises and will be recharged on a fair and reasonable basis to be agreed. Gas is located onsite but capped off. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.







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TENURE

A new lease on terms to be agreed.

PLANNING

Interested parties are advised to satisfy themselves and make their enquiries to the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

All prices are quoted exclusive of VAT which is not applicable.

EPC

D-76.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs for the preparation of the lease.

CONTACT

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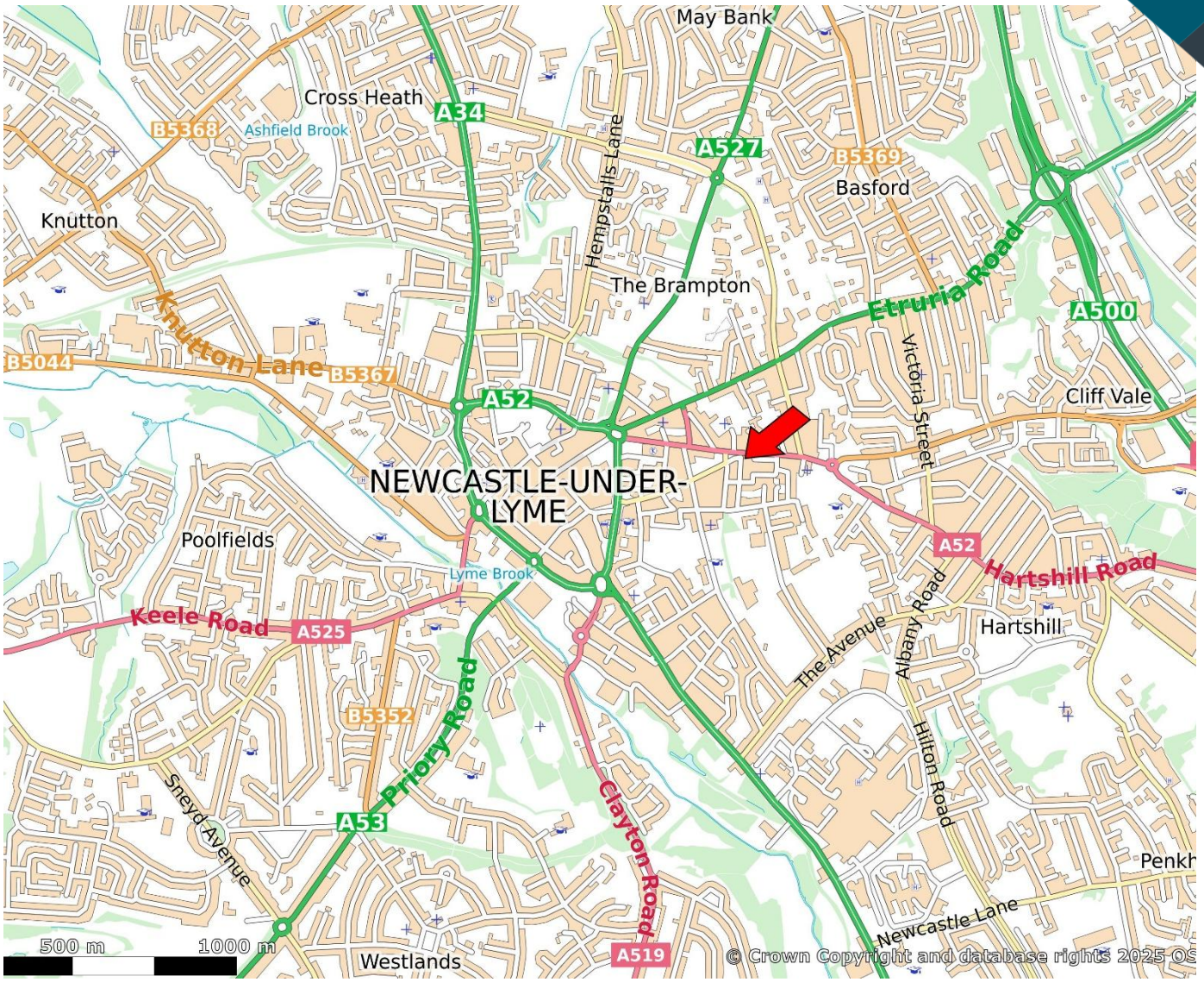
Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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ii) 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.
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v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.

Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.

Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.

Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.