

TO LET

MIXED-USE PREMISES

50 MILLRISE ROAD, MILTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST2 7BW



Contact James Craine: james@mounseysurveyors.co.uk

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LOCATION

The property is located on Millrise Road one of the main thoroughfares through Milton a mixed commercial and residential location. The A53 which provides direct access to Hanley and Leek is located a short distance from the property.

Commercial occupiers located in close proximity to the premises include No52 Coffee & Kitchen, Milton Hair and One Stop Convenience Store.

DESCRIPTION

50 Millrise Road comprises a mid-terrace mixed use commercial and residential premises arranged over ground and first floor. The commercial premises is accessed via a pedestrian entrance off the front elevation with access to the flat either via the shop or from the rear ground floor entrance.

The ground floor was previously used as a butchers and benefits from an open plan retail space with storerooms and a single WC.

The first-floor residential accommodation comprises of a bedroom, living room, kitchen and bathroom comprising of a shower, wash hand basin and WC.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	56.21	605
First Floor	37.98	408
Total Net Internal Area	94.19	1,013

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TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£15,000 per annum plus VAT.

EPC

The property has EPC ratings of C – 52 and D – 67.

RATING ASSESSMENT

The ground floor has a rateable value of £6,100. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

The first floor sits within council tax band A.

PLANNING

Interested parties are advised to make enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

SERVICES

Mains electric, water and drainage are believed to be connected to the property but 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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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

CONTACT

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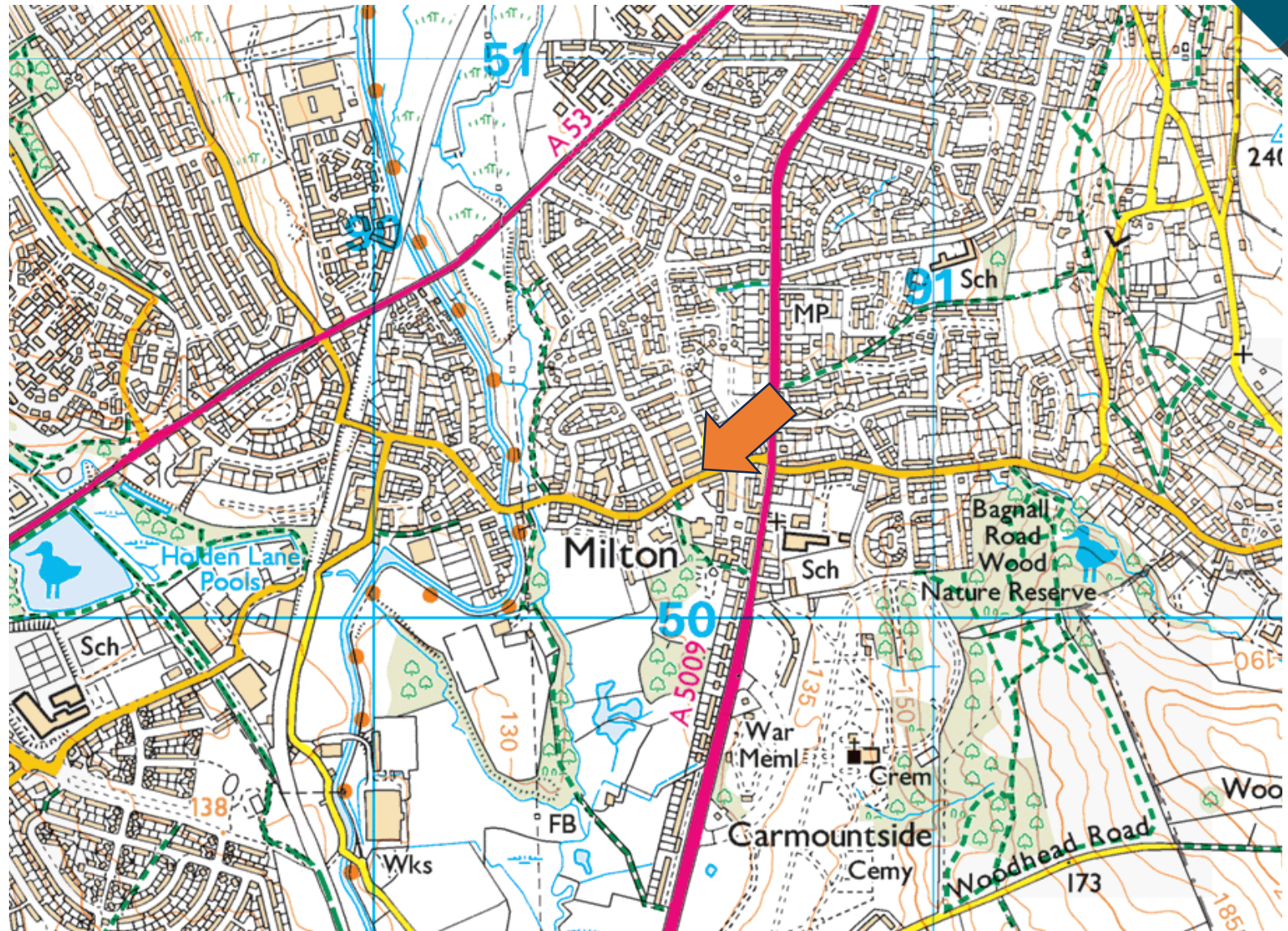
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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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