

# RORY MACK

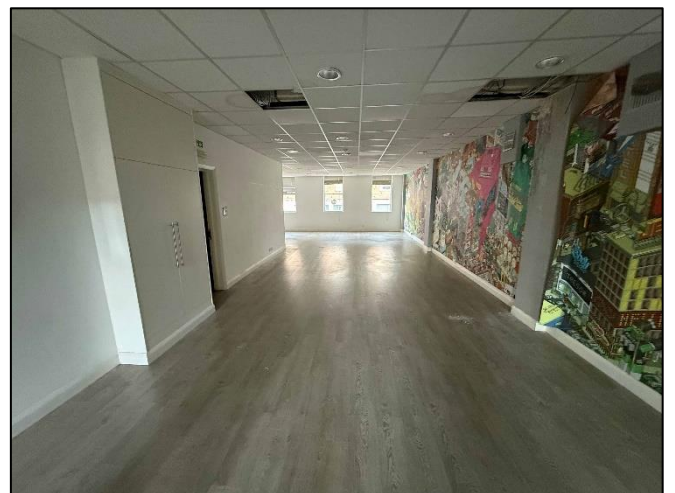
## ASSOCIATES



**1<sup>ST</sup> FLOOR, 58 HIGH STREET,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 1QE**

**TO LET  
£6,500 PAX**

- Self contained office suite in the town centre
- Open plan office with large kitchen/breakout room
- NIA: 1.042 sq ft including 756 sq ft open plan office
- Opportunity to rent the suite directly above giving you full control
- EPC: TBC



## 1<sup>ST</sup> FLOOR OFFICE SUITE

58 HIGH STREET, NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 1QE

### GENERAL DESCRIPTION

A first floor self contained office suite located above Specsavers in the centre of Newcastle-under-Lyme. The suite is accessed via a communal door (shared with one other suite) facing the High Street which leads into a lobby area with stairs leading to the upper floors. The suite briefly comprises an open plan room together with a large kitchen and breakout room. Each floor has its own independent toilet. The office suite on the top floor is also available to rent and both floors can be rented together.

### LOCATION

The property is located in the centre of Newcastle-under-Lyme with easy access to the new Castle Multi Storey Carpark and walking distance to a range of national and local businesses.

### BUSINESS RATES

Rateable Value: £5,800

Rates Payable: £2,894.20 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

### ACCOMMODATION

#### First floor

Main office: 776 sq ft

Kitchen and breakout room: 266 sq ft

WC: --

**Total NIA: 1,042 sq ft**

### VAT

The rent is not subject to VAT.

### SERVICES

Mains water, drainage and electricity are connected and separately metered. Heating is provided by means of wall mounted heaters. No services have been tested by the agents.

### TENURE

Available by way of a new internal repairing and insuring lease, for a term to be agreed. Rent throughout the term is payable monthly in advance by way of standing order and a rent deposit is required at the beginning of the term.

### 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.

