

RORY MACK

ASSOCIATES

TO LET:

£6,000 PAX

131 High Street

Tunstall, Stoke on Trent  
Staffordshire, ST6 5TA



- Ground floor retail/office unit in prime town centre location
- Sales area of 392 sq ft
- Suitable for retail and/or professional office purposes
- Stepped rent: £6,250 in year 2 and £6,500 in year 3
- EPC: 59 (Band C)

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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### GENERAL DESCRIPTION

A retail/professional office premises with High Street frontage in one of the most popular parts of the High Street. The unit would suit a number of different operators of a retail or office nature including Financial Services, Estate Agency or retail sales. The unit briefly comprises an open sales area with vinyl flooring and plastered ceiling, staff WC and rear fire exit. The property is ideally located close to several car parks and opposite the entrance to the Alexandra Park retail development.

### LOCATION

The property benefits from a central location within Tunstall town centre and is amongst a variety of both local and national retailers and immediately opposite the recently refurbished Town Hall. Public car parking is within 50 yards and the pedestrianized access route to the large retail complex which is home to Argos, Matalan and Asda is opposite.

### ACCOMMODATION

#### Ground floor:

Sales area: 392 sq ft

WC -

**Total NIA: 392 sq ft**

### SERVICES

Mains water, drainage, electricity connected. No services have been tested by the agents.

### VAT

The rent is not subject to VAT.

### BUSINESS RATES

Rateable Value: £4,650

Rates Payable: £2,320.35 pa (23/24)\*\*

\*\* If you qualify for Small Business Rates Relief you should be entitled to a 100% rates exception. Prospective tenants should make their own enquiries to confirm the amount of business rates payable for their proposed use of the property.

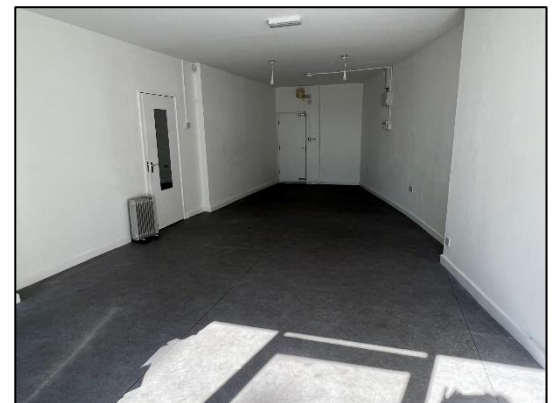
### TENURE

Available by way of a new Full Repairing and Insuring lease for minimum term of three years with rent increasing to £6,250 in year 2 and £6,500 in year 3. Each party bearing their own legal fees.

### 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.

**C01096/240622**



Strictly by appointment through agents:

Rory Mack Associates

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