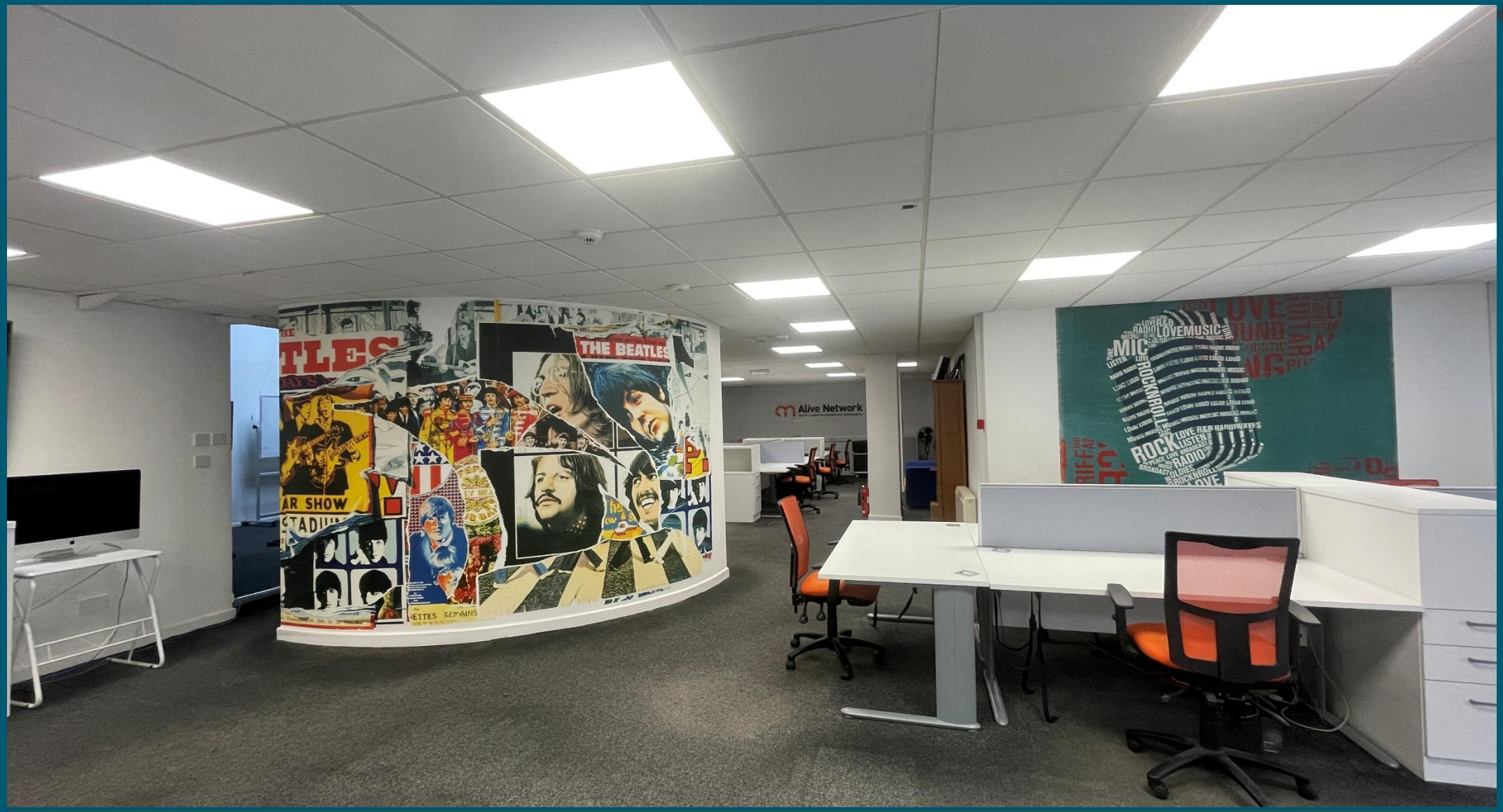
TO LET

OFFICE / BUSINESS PREMISES

THE SILK MILL, PRINCESS STREET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1DD

mounsey
CHARTERED SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

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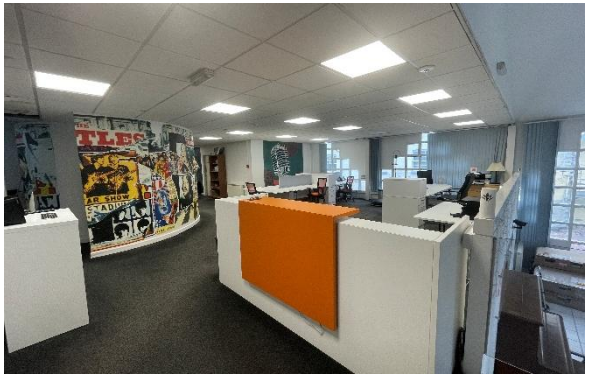

LOCATION

The Silk Mill is located on Princess Street which can be accessed via Mount Pleasant or Castle Street in Newcastle-under-Lyme. Brunswick Street which is located a short distance from the property connects to A52 ring road around Newcastle under Lyme and connects to Stoke on Trent and the A500 dual carriageway to the North (1 mile) and M6 junction 15 to the south (3 miles). The A34 dual carriageway sits 0.6 miles from the property and provides links to the North via M6 Junction 16 within 7.5 miles.

DESCRIPTION

The property comprises a self-contained office / business space of modern specification with the following key features:

- Open plan office accommodation
- Carpet Flooring
- Suspended ceiling with inset LED lighting
- Dedicated meeting / board room
- Staff welfare facilities
- Reception area
- 18 car parking spaces

The furniture pictured may be available by way of separate negotiation.

ACCOMMODATION	SQ M	SQ FT
Total Net Internal Area	232.91	2,507

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TENURE

The property is available by way of a new lease on terms to be agreed. The property is also available for sale as a whole, for more details please contact us directly.

RENT

£22,000 per annum plus VAT.

EPC

The property has an EPC rating of C - 67.

RATING ASSESSMENT

To be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council)

PLANNING

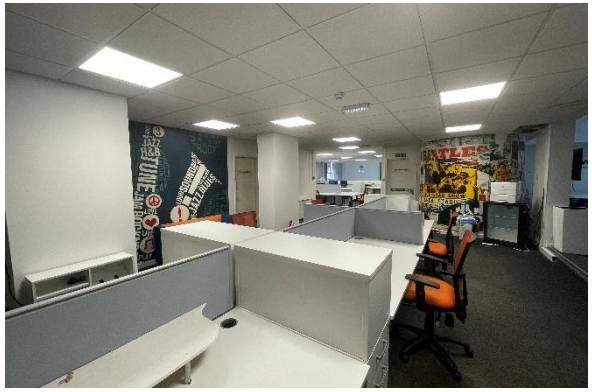
Interested parties are advised to make enquiries with the Local Planning Authority (Newcastle-under-Lyme Borough Council).

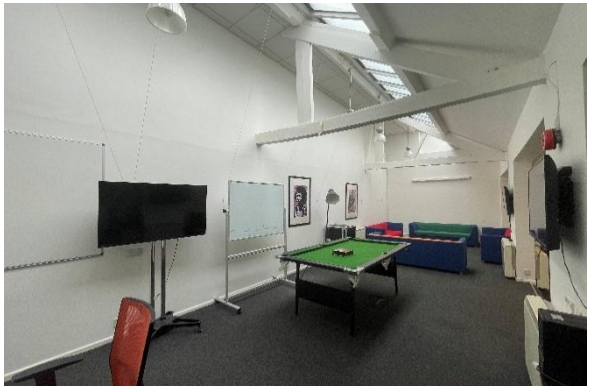
VAT

All prices and rent are quoted exclusive of VAT which is not 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

James Craine

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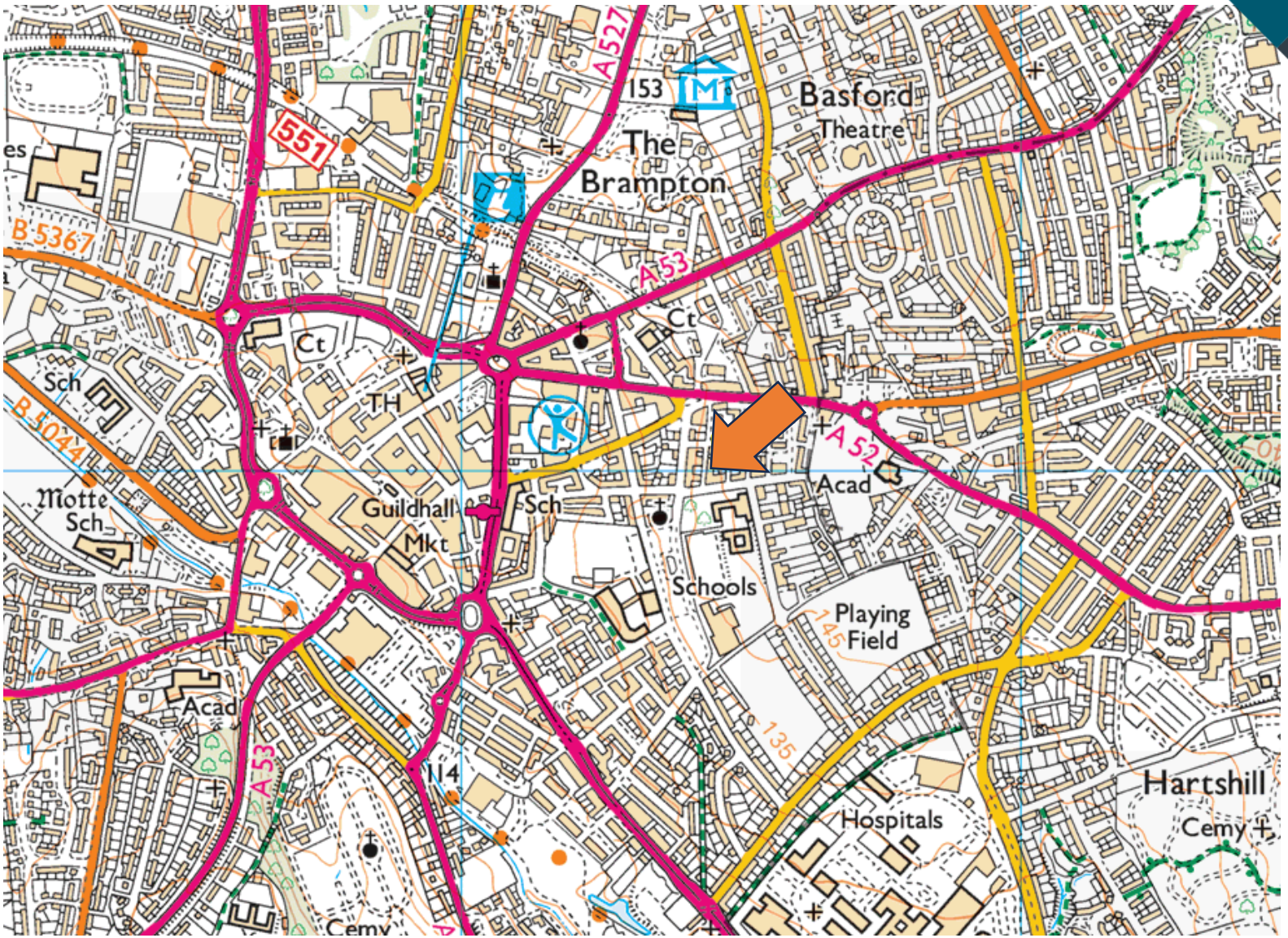
Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
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.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
iv) all rentals and prices are quoted exclusive of VAT.
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.