

RORY MACK

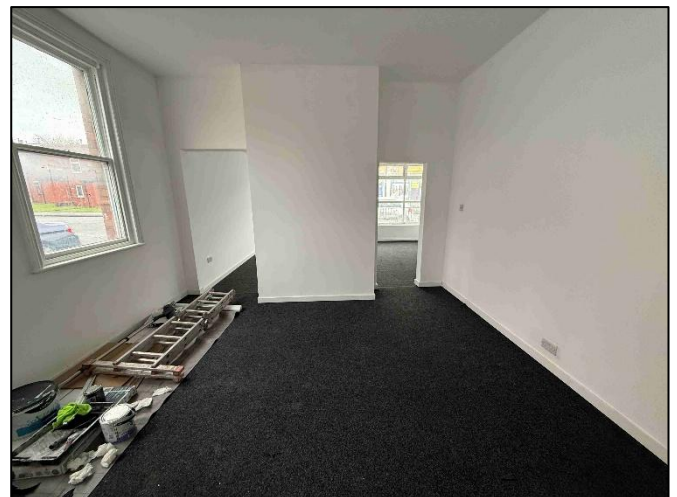
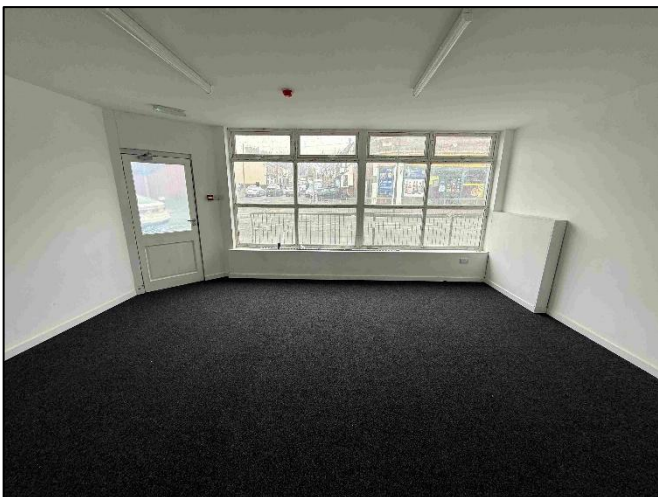
ASSOCIATES



**183 NEWCASTLE STREET,
MIDDLEPORT, STOKE ON TRENT,
STAFFORDSHIRE, ST6 3QJ**

**TO LET
£6,500 PAX**

- Newly refurbished retail/office unit on busy main road
- Total NIA 439 sq ft plus separate staff toilets
- Would suit beauty, retail or offices
- EPC: Band E (122)



183 NEWCASTLE STREET

MIDDLEPORT, STOKE ON TRENT

ST6 3QJ

GENERAL DESCRIPTION

A newly refurbished retail unit on a very busy and popular road in Longport, Stoke on Trent. 183 Newcastle Street is a predominantly commercial location with a long parade of mixed use properties. The whole property has been completely refurbished including two 1 bedroom flats above, which are also available for rent and comprises a new UPVC window and door, LED lighting, carpet throughout and plastered ceiling. The property has separately sub-metered electricity and shared water with the flats above with bills to be split. The unit comprises a large open plan sales area with entrance from the main road and staff exit to the rear together with a second sales area or storage room and staff toilets. There is free on road parking available at the side of the building and the cellar underneath the unit can be made available if required.

LOCATION

The property is located on Newcastle Street, the main road which links Middleport with Burslem and is under 1 mile from the Porthill roundabout junction of the A500.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every 3 years and with the incoming tenant paying £250 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable value	£4,800
For retail, hospitality and leisure use	
Rates payable	£1,833 pa (26/27)
For any other use	
Rates payable	£2,073.60 (26/27)

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

ACCOMMODATION

Ground Floor

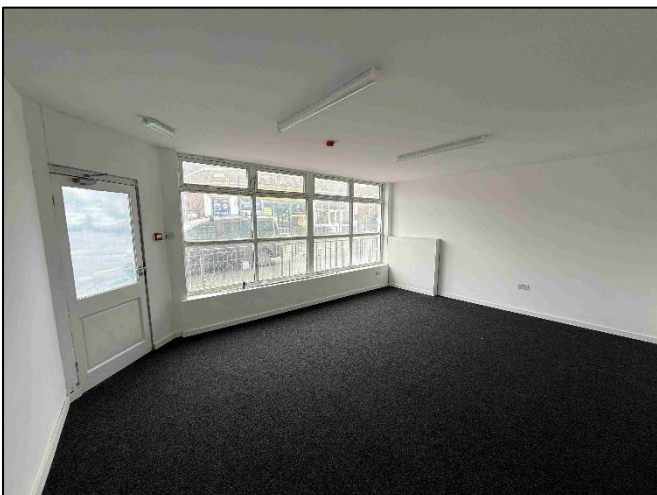
Sales area:	271 sq ft
Rear sales:	168 sq ft
WC:	--

Total NIA **439 sq ft**

Cellar space below the unit is available to the tenant.

ANTI MONEY LAUNDERING REGULATIONS

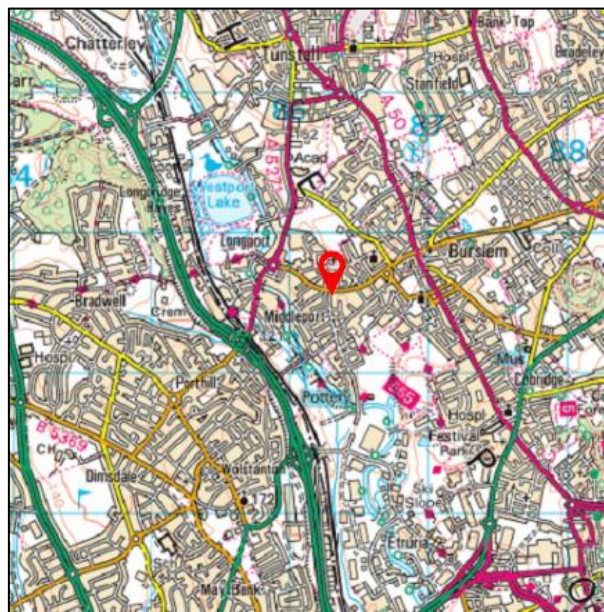
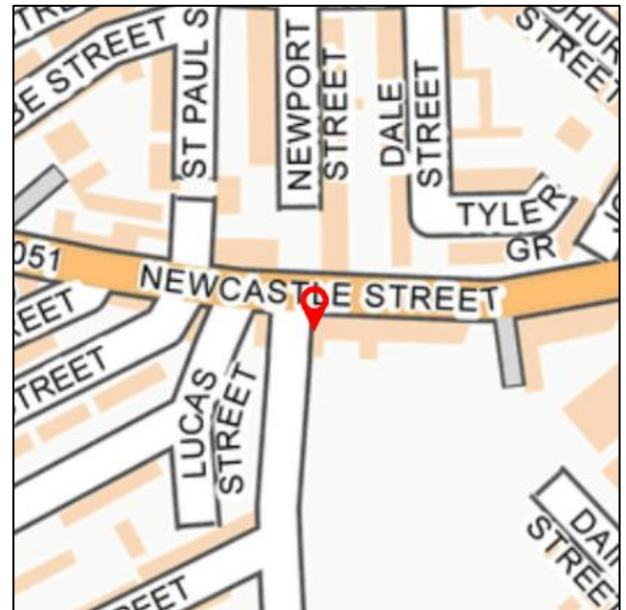
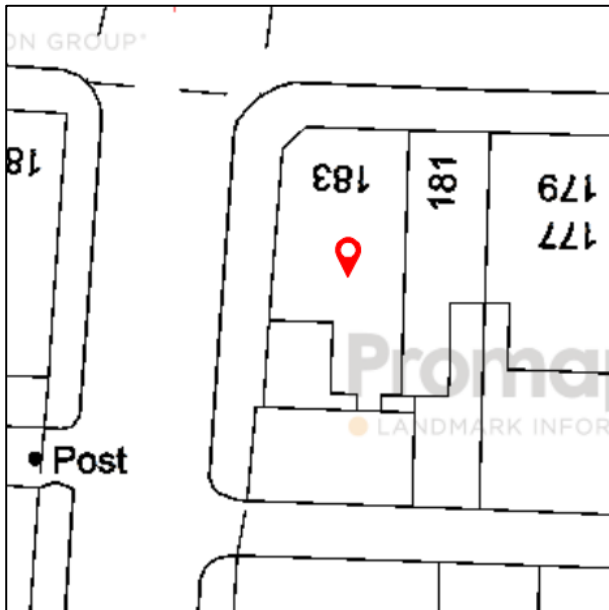
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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MIDDLEPORT, STOKE ON TRENT

ST6 3QJ



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements