

RORY MACK

ASSOCIATES

TO LET:

£6,500 PAX

2nd Floor, 58 High Street

2nd Floor, 58 High Street  
Newcastle under Lyme  
Staffordshire, ST5 1QE



- Self-contained office suite in the town centre
- Predominantly open plan with a total of 1,091 sq ft (NIA)
- New Internal Repairing & Insuring lease available
- EPC: 110 (Band E)

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

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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

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## GENERAL DESCRIPTION

A second-floor self-contained office suite briefly comprising a large open plan office together with two private offices, kitchen and toilet. The suite is accessed via a communal door facing the High Street which leads into a lobby area with stairs leading to the upper floors. The suite is shortly to be refurbished which will include the complete redecoration of the unit and replacement of the floor coverings and benefits from a central position in the pedestrianised town centre.

## LOCATION

The property is located in the centre of the town where a wide range of national and local operators are present.

## ACCOMMODATION

Offices	1,035 sq ft
Kitchen:	56 sq ft
W.C.s	--
<b>Total NIA:</b>	<b>1,091 sq ft</b>

## SERVICES

Mains, water drainage and electricity are connected and separately metered. Heating is provided by means of wall mounted electric heaters.

## VAT

The rent is not subject to VAT.

## BUSINESS RATES

Rateable Value:	£3,900
Rates Payable:	£1,946.10 pa (21/22)

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

## TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal costs.

## 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.

# RORY MACK

## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

**T:** 01782 715725

**F:** 01782 715726

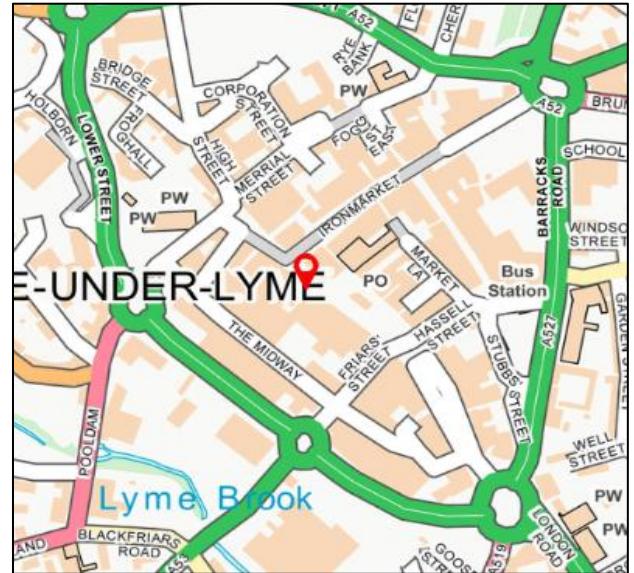
**E:** enquiries@rorymack.co.uk

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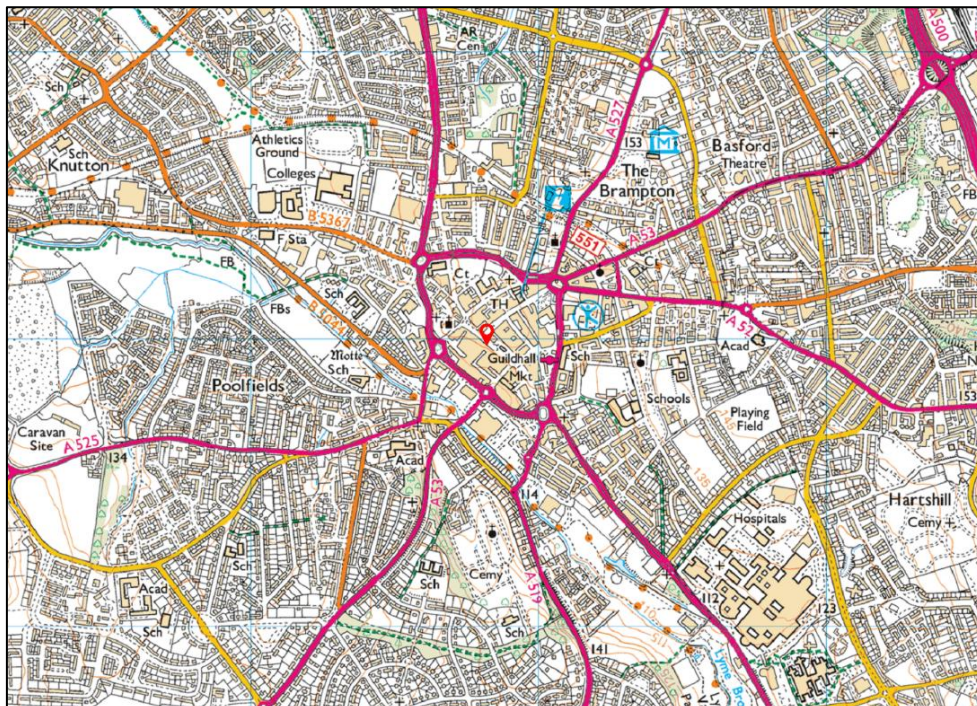
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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