

RORY MACK

ASSOCIATES

TO LET:

£2,800 PAX

First Floor, Suite 2, 79-79a High Street

Newcastle-under-Lyme  
Staffordshire, ST5 1PS



- Well-presented office suite
- Located on the first floor of a modern lift served building
- Parking is available upon separate negotiation and subject to availability
- Suite 2: N.I.A. 931 Sq.Ft.

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

T: 01782 715725  
F: 01782 715726  
E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



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

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (B) 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)

## GENERAL DESCRIPTION

Well-presented office suite located on the first floor of a modern lift served building. The suite has been partitioned to provide reception areas, private offices and a general office and private kitchen facilities. Parking is available upon separate negotiation and subject to availability.

## LOCATION

The property is located on the pedestrianised High Street in the centre of Newcastle under Lyme. High Street forms part of the main retail and business area of the town. The property is opposite the Warner Village Cinema Complex and the open-air Market. National multiple retails, banks and professional services are all within short walking distance. The town's main Bus Station is located off Hassell Street to the rear.

## ACCOMMODATION

### First Floor, Suite 2:

General Office: 785 sq. ft.  
Board Room: 111 sq. ft.  
Kitchen: 35 sq. ft.

**N.I.A.: 931 sq. ft.**

## RENT

Suite 2: **£2,800 pax**

## SERVICES

Mains water, electricity and drainage are understood to be connected. Heating is by electric radiators.

## VAT

VAT is not applicable.

## EPC

Asset Rating 105 (Band E)

## BUSINESS RATES

Verbal enquiries to Newcastle Borough Council confirm the property is assessed as follows: -

### Suite 2:

Rateable Value: £6,000  
Rates Payable: £2,946 pa (19/20)

Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% rates exemption. Interested parties are advised to make their own enquiries on 01782 717717.

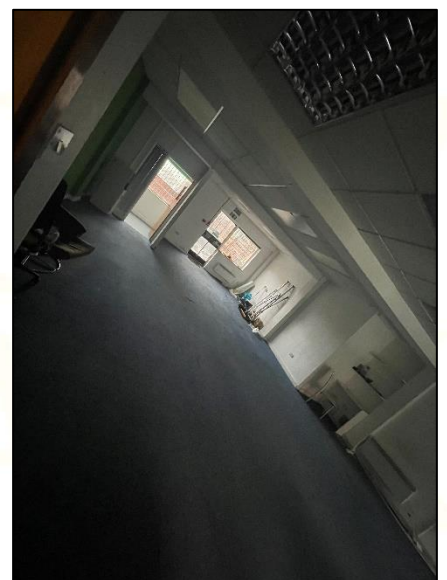
## TENURE

Available by way of an Internal Repairing and Insuring lease, by way of a service charge, for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for the landlord's reasonable legal fees.

C02000/251021

# RORY MACK

## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

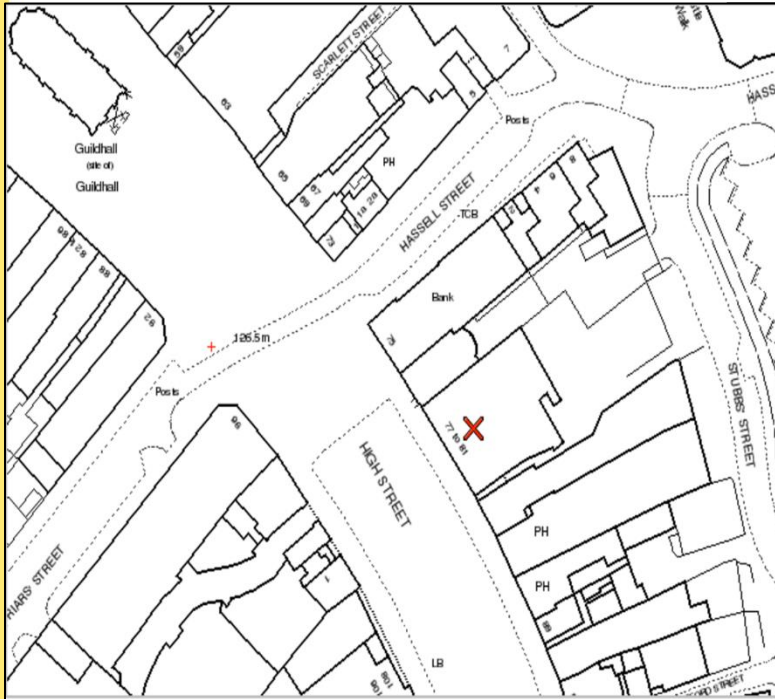
**T:** 01782 715725

**F:** 01782 715726

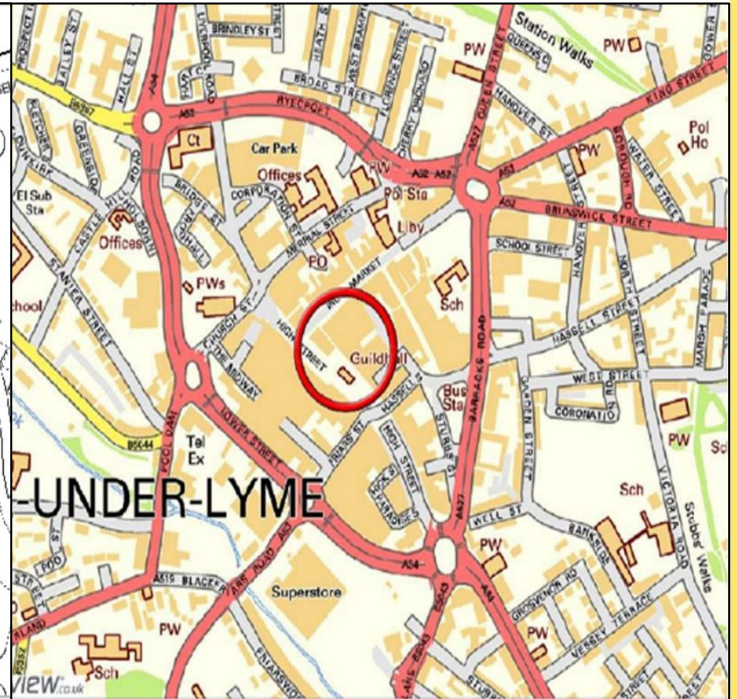
**E:** enquiries@rorymack.co.uk

**WWW.RORYMACK.CO.UK**

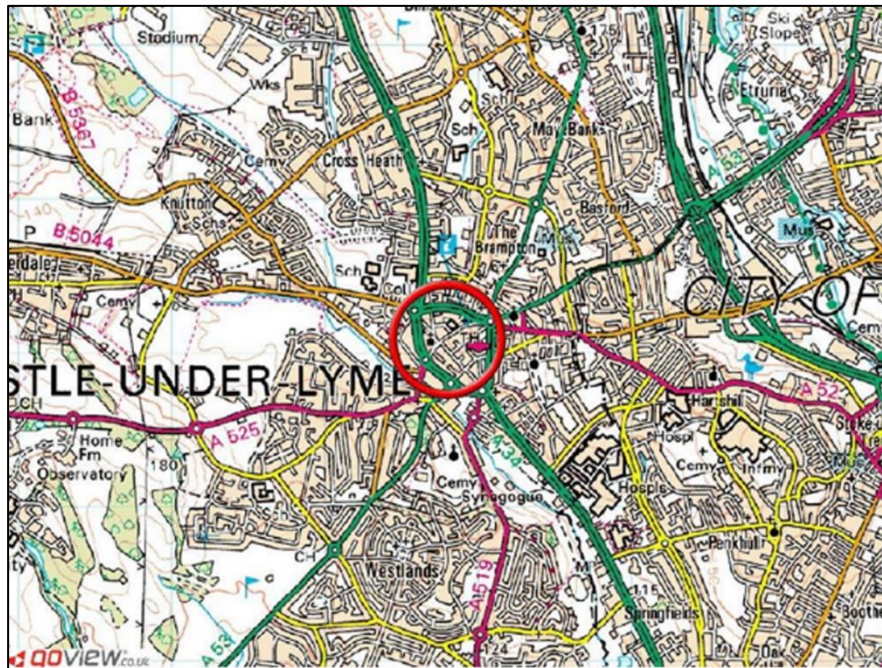
ORDNANCE MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)