

RORY MACK

ASSOCIATES

TO LET:

£5,250 PAX

95a The Strand

Longton, Stoke on Trent,
ST3 2NS



- Self-contained 1st floor office suite above Hanley Economic Building Society
- 4 x principal offices plus reception area extending to 1,018 sq ft
- Town centre location adjacent to public car park
- Comes with one on site car parking space to rear
- EPC: 116 (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
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RESIDENTIAL LETTINGS
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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A well presented and self contained 1st floor office suite accessed off The Strand with an entrance hall with stairs leading to a reception area together with 4 private offices, kitchen and male and female toilets. A number of offices are created out of stud partitioning, which could easily be removed/adjusted to create a more open plan environment. To the rear is a private car parking within which one car parking space will be made available.

LOCATION

The suite is positioned above the offices of Hanley Economic Building Society in the town centre and benefits from a prominent main road location with external advertising opportunities for the occupier. To the rear of the property is a public pay and display car park and a single car parking space is also available within the private carpark to the rear.

ACCOMMODATION

Ground floor entrance hall with stairs leading to 1st floor.

1st Floor:

Reception Area:	142 sq ft
Office 1:	216 sq ft
Office 2:	266 sq ft
Office 3:	214 sq ft
Office 4:	119 sq ft
Kitchen:	61 sq ft
Male & Female W.C.s:	--
Total NIA:	1,018 sq ft

SERVICES

All mains are connected. Gas fired central heating installed throughout. 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 (21/22)

Note: if you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

TENURE

The accommodation is available by way of a new internal repairing and insuring basis for a term of years to be agreed, subject to rent reviews every three years and with each party being responsible for their own legal fees.

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Strictly by appointment through agents:

Rory Mack Associates

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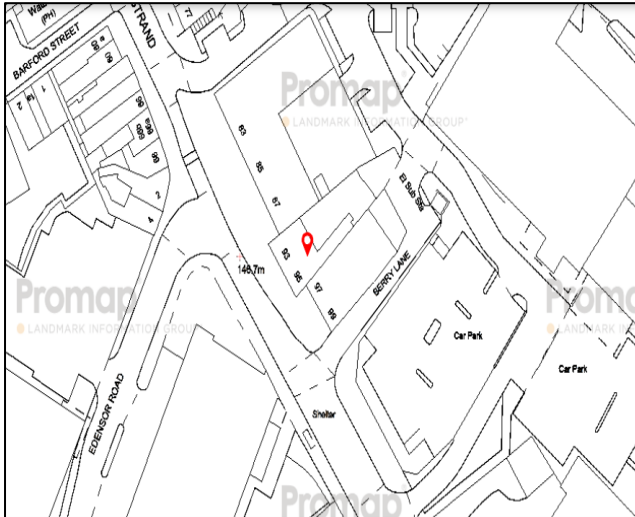
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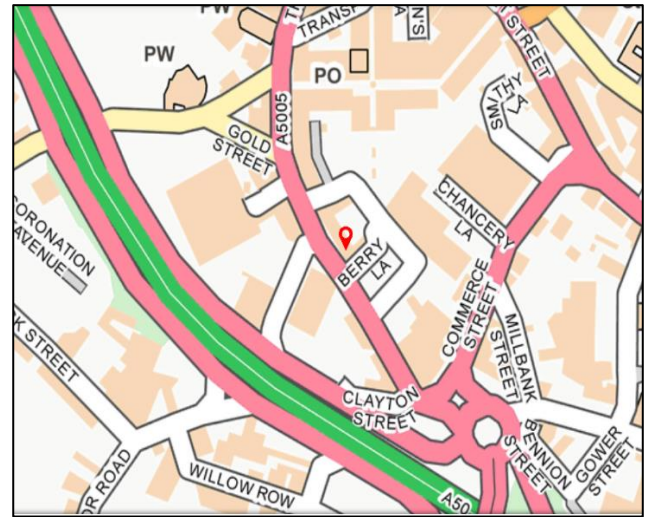
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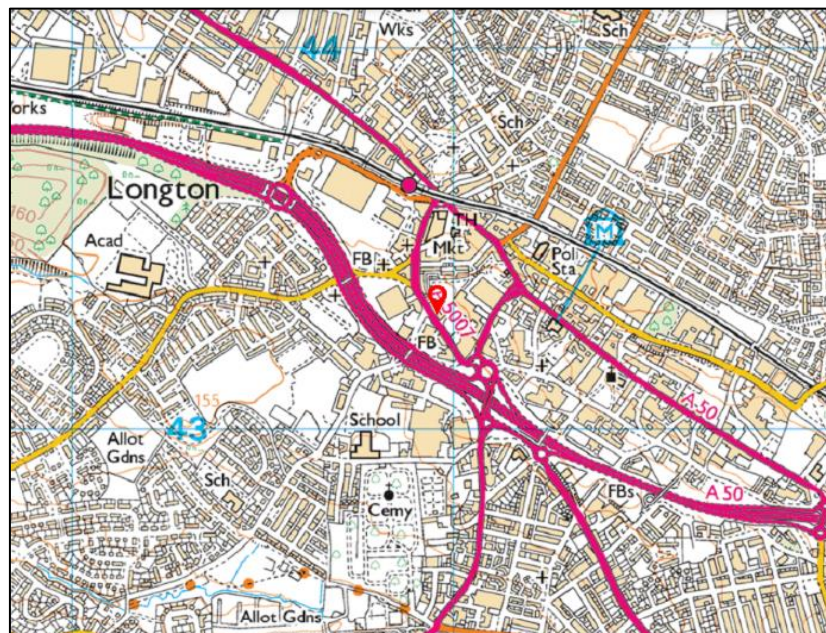
ORDNANCE MAP



STREET MAP



TOWN MAP



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