

RORY MACK

ASSOCIATES



**81 HIGH STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1PS**

**TO LET FROM
£6,000 PAX**

- Prominently located retail premises with High Street frontage in town centre
- Loading bay and Parking to rear of the property.
- Total NIA: 1206 sq ft with 817 sq ft of ground floor sales
- May suit alternative uses to include leisure (STP) where necessary
- EPC: TBC
- Incentive applies.



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GENERAL DESCRIPTION

A large open plan retail unit, formerly used as a pet store in the centre of Newcastle-under-Lyme. The property briefly comprises a single level retail premises with substantial frontage to the busy and popular pedestrianized High Street, an office, storeroom and staff kitchen at the rear. Located immediately opposite the open-air market and forming part of a parade of High Street national retailers. The property has previously been used as a successful pet shop but could be used for retail, café or leisure uses. There is access to a loading bay and parking at the rear of the property located to the back of the bus station.

LOCATION

The property enjoys a prime location on the Highstreet in the pedestrianised town centre of Newcastle-under-lyme and is surrounded by a number of household named retailers to include NatWest, McDonalds, Boots and Rymans. As well as being situated opposite the popular, Vue Cinema.

ACCOMMODATION

Sales: 817 sq ft
Store: 81 sq ft
Office: 132 sq ft
Kitchen: - sq ft
WC x 2 - sq ft
Total NIA: 1206 sq ft

RENT

First year: £6,000 pax
Second year: £6,000 pax
Third year: £12,000 pax

SERVICES

Mains electricity, water and drainage are connected. Please note that no services have been tested by the agents.

BUSINESS RATES

Rateable Value: £13,500 (effective 1st April 2023)
Rates Payable: £6,736.5 (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a rate reduction.

VAT

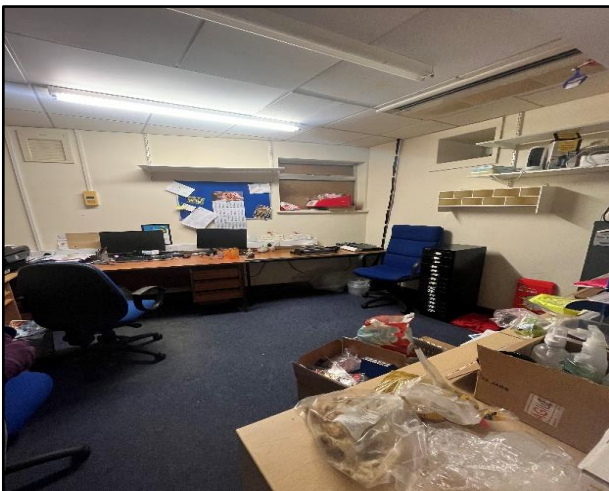
The rent is subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease by way for service charge of approximately £2,000, for a minimum of three years and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

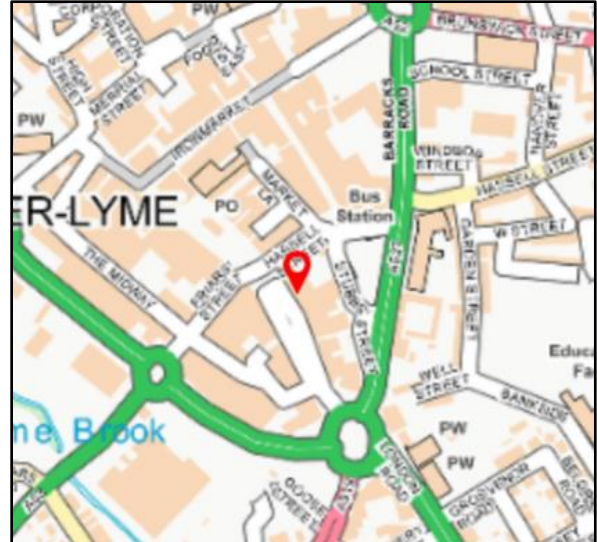
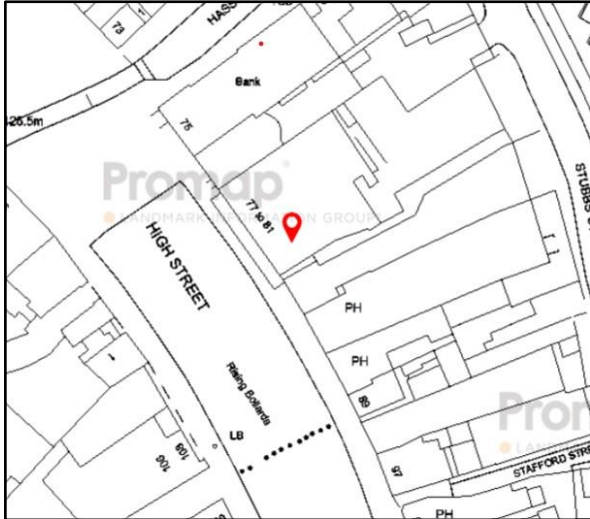
ANTI MONEY LAUNDERING REGULATIONS

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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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