

RORY MACK

ASSOCIATES



**UNITS 5 & 6 THE ROEBUCK CENTRE,
30 HIGH STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1SW**

**TO LET:
£30,000
PAX**

- Prime town centre retail premises with first floor accommodation
- Modern building extending to 4,365 sq ft with 2,345 sq ft of sales
- One of the most prominent locations in town next door to Lloyds
- New lease available
- Low first years rent



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GENERAL DESCRIPTION

A double fronted retail premises with upper floors occupying a prime location in the town centre. Although the ornate frontage is of Georgian style, the property was originally constructed in the 1980's and is steel framed with a suspected concrete first floor and traditional brick and block elevations. The ground floor sales area is arranged in open plan and benefits from a suspended ceiling and recessed ceiling mounted air conditioning units together with a double fronted and dual accessed frontage. At first floor level are a range of stock rooms together with kitchen and toilet facilities, with further storage at second floor level (limited access and unmeasured).

Rent at year 1 will be £30,000 and £33,000 in year 2 with a rent review at the end of the third year.

LOCATION

The property occupies a prime location in the pedestrianised town centre, inn between Lloyds and the entrance to The Roebuck Shopping Centre, which provides access to the multistorey car park. Having an extensive and imposing frontage to the High Street, the property is also highly visible from the Ironmarket.

SERVICES

Mains water, electricity and drainage connected. Heating is via air conditioning units. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

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

BUSINESS RATES

Rateable Value: £42,250

Rates Payable: £21,082.pa (23/24)

ACCOMMODATION

Ground Floor

Sales area: 2,345 sq ft

First floor

Storage & Kitchen 2,020 sq ft

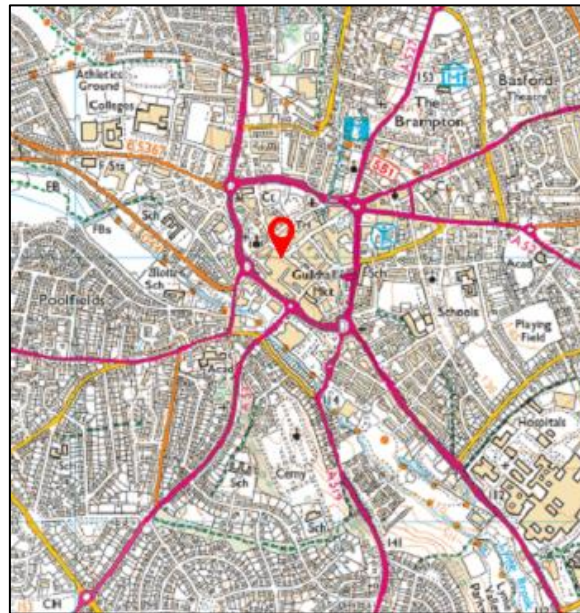
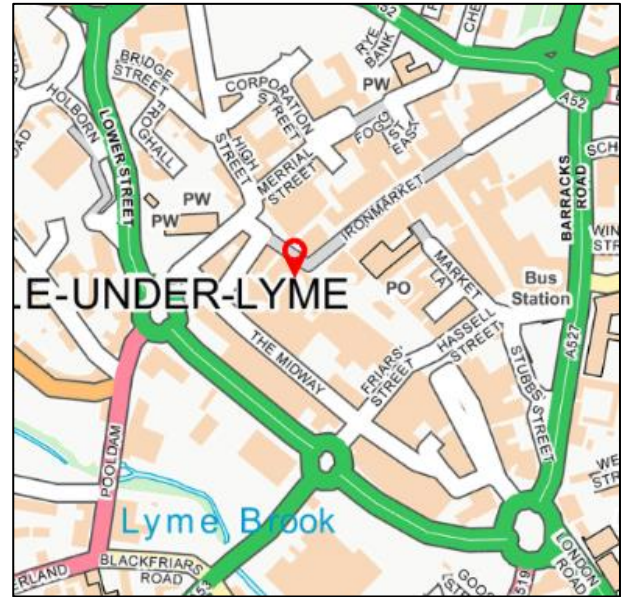
Total NIA: 2,475 sq ft

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