

RORY MACK

ASSOCIATES



**132A & 132B ANCHOR ROAD
LONGTON, STOKE ON TRENT,
ST3 1LQ**

**TO LET
£6,000 PAX
(PER UNIT)**

- Two self-contained retail/office units on edge of town
- NIA: Number 132a: 654 sq ft. Number 132b: 665 sq ft.
- Located on busy main road leading out of Longton town centre
- EPC: TBC



132A & B ANCHOR ROAD
LONGTON, STOKE ON TRENT

ST3 1LQ

GENERAL DESCRIPTION

Two retail/office units on the edge of Longton town centre available to rent as one or as individual units. Number 132a Anchor Road (left hand side) is arranged in open plan offering a plethora of retail/office opportunities.

Number 132b Anchor Road is the corner unit and benefits from front and side window frontages. The unit is presented with a front and rear sales area and could easily be converted into an open plan unit. Both units have rear fire exits onto the rear yard and have their own separate welfare facilities. On road parking is available in the local vicinity. Both units are of similar size and are available individually at £6,000pa or £12,000pa for both.

LOCATION

Anchor Road runs north from Longton town centre towards Adderly Green and has a number of residential and commercial properties. Longton is located on the A50 with excellent access to the A500 and M6 motorway.

SERVICES

Mains water, drainage and electricity are connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

These units are available by way of a new Internal Repairing and Insuring leases for a term of years to be agreed and with rent reviews every three years. There is a fee of £250 plus VAT charged for preparation of the lease. A 'personal reference search fee' of £95 inc VAT may also be required depending on circumstances, further details of which can be confirmed by the agents.

BUSINESS RATES

Number 132a

Rateable Value: £7,500
Rates Payable: £3,742.50 pa (23/24)

Number 132b

Rateable Value: £7,700
Rates Payable: £3,842.30 pa (23/24)

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

ACCOMMODATION

Number 132a

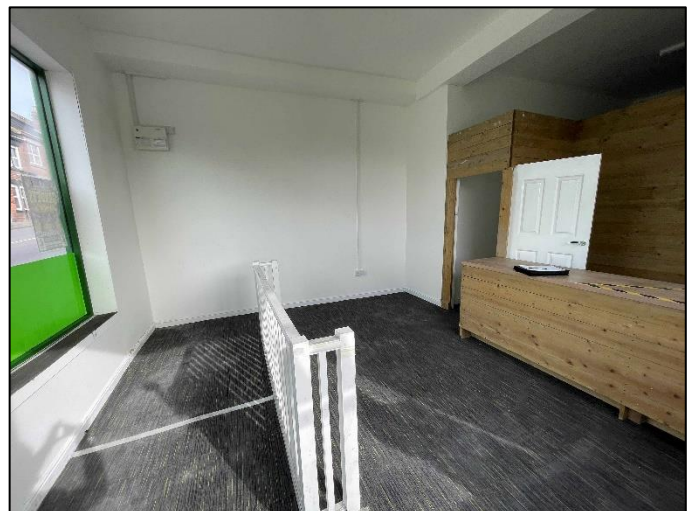
Sales: 654 sq ft
WC: --
Total NIA: 654 sq ft

Number 132b

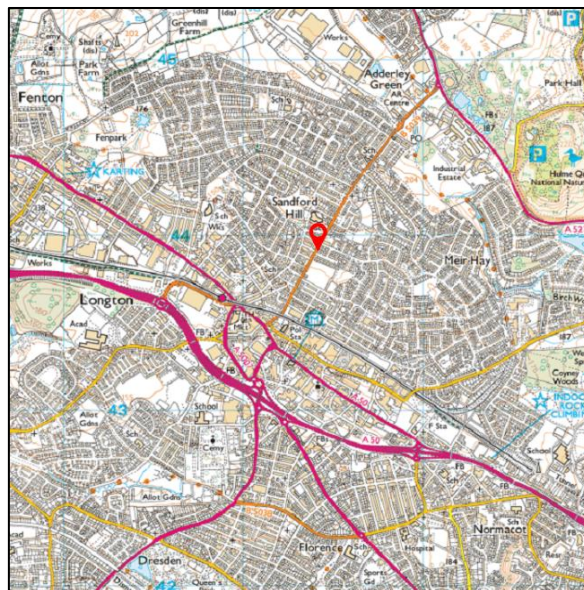
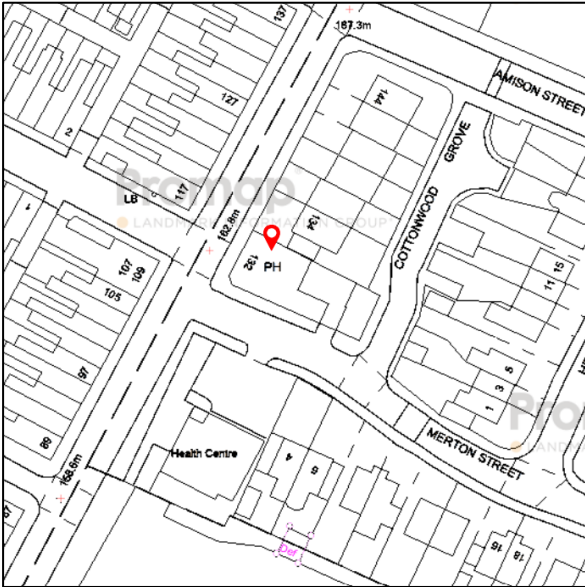
Sales: 665 sq ft
WC: --
Total NIA: 665 sq ft

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.



132A & B ANCHOR ROAD
LONGTON, STOKE ON TRENT
ST3 1LQ



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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