

RORY MACK
ASSOCIATES

3 FORSTER STREET, TUNSTALL, STOKE ON TRENT, STAFFORDSHIRE, ST6 5AA

TO LET
£7,000 PAX

- Fully refurbished retail or office unit
- Total NIA 423 sq ft with 394 sq ft of sales area
- Located on Tower Square opposite public carpark
- Would suit beauty, retail or financial services
- EPC: Band TBC





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TUNSTALL, STOKE ON TRENT

ST6 5AA

GENERAL DESCRIPTION

A prominently located retail unit currently being extensively refurbished to a high standard and ready for occupation towards the end of 2026. Originally a public house, this part of the building is just off the main square and offers versatile commercial space. The property briefly comprises a ground floor open plan sales/office area together with a kitchen and WC. There is also a rear yard suitable for staff use or bin store and a communal area which can be accessed by the tenant. The property benefits from LED strip lights, warm/cold air conditioning, new double-glazed windows, newly plastered walls and ceiling and has frontage onto Forster Street.

LOCATION

The property is prominently on Forster Street in Tunstall with pay and display parking a 30 second walk away. The property forms part of a parade of units which are currently undergoing refurbishment to include flats above. The unit is just under 1.5 miles away from the A500 and easy access to Hanley, Newcastle-under-Lyme and junction 16 of the M6 motorway.

SERVICES

Mains electric, water and drainage are connected. Heating is provided by air conditioning. No services have been tested by the agents.

VAT

The rent is subject to VAT

TENURE

Available by way of a new Internal Repairing and Insuring lease, contracted outside of the Landlord & Tenant Act 1954 for a number of years to be agreed with rent reviews every 3 years and with each party paying their own legal costs and £95 inc VAT for an ID/credit check.

BUSINESS RATES

The landlord is waiting on the building being given a ratable value by the Valuation Office Agency.

ACCOMMODATION

Ground Floor

Sales area	394 sq ft
Kitchen:	29 sq ft
WC:	-
Total NIA	**423 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.



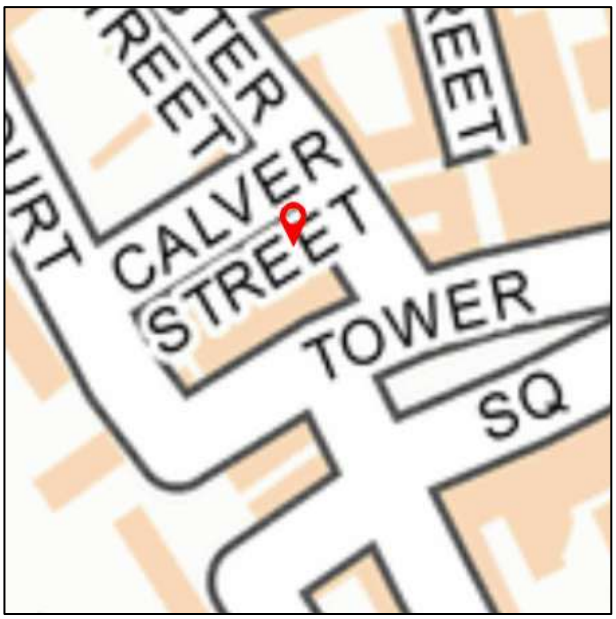


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements