



RORY MACK

ASSOCIATES

**42 MERRIAL STREET,
NEWCASTLE-UNDER-LYME,
STAFORDSHIRE, ST5 2AW**

**TO LET
£17,500PAX**

- Very prominently located retail property in town centre
- Total NIA 1,576 sq ft with 897 sq ft of sales
- Located in an area of major regeneration
- Dual access of Merrial Street and Corporation Street
- EPC: TBC



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NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 2AW

GENERAL DESCRIPTION

A deceptively large retail premises located in an area of regeneration in Newcastle-under-Lyme town centre. A semi-detached property with a glazed frontage to Merrial Street and an extensive return frontage to Corporation Street the property would suit a wide variety of commercial uses. The property benefits from UPVC double glazed window frontage, warm air blowers on the shop floor and a suspended ceiling. Internally the property comprises a front and rear sales area, ground floor bathroom and access from the front on Merrial Street or side on Corporation Street. The first floor is accessed from the rear and comprises a front office, a large rear storeroom and upstairs bathroom. There is the potential for the property to be split and rented as two separate units or sublet by the occupier to another business.

LOCATION

Located on the corner of Merrial Street and Corporation Street opposite the site of the former Town Hall. A new multistorey car park is being constructed to the rear and York Place is opposite with planning for 47 one and two-bed apartments, plus commercial space and room for the Astley Performing Arts Centre. Newcastle-under-Lyme is easily accessible from junction 15 of the M6 and is 2 miles from Stoke on Trent and Hanley centres.

SERVICES

Mains electric, water and drainage are connected. 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 minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £9,700
Rates payable £4,840.30 pa (23/24)

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

ACCOMMODATION

Ground Floor

Sales (front) 312 sq ft
Sales (rear) 585 sq ft
Storage 28 sq ft
WC --

First Floor

Office 1 200 sq ft
Office 2 136 sq ft
Storeroom 178 sq ft
Rear Store 137 sq ft
WC --

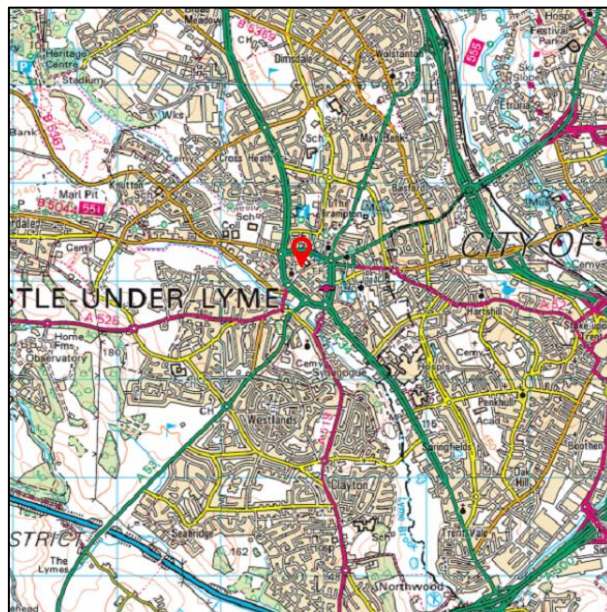
Total 1,576 sq ft

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.



STAFFORDSHIRE, ST5 2AW



www.rorymack.co.uk

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