

RORY MACK

ASSOCIATES



**41 LONDON ROAD, CHESTERTON,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 7EA**

**TO LET
£13,200 PAX**

- Prominently located takeaway premises plus first floor accommodation
- Over 20 years history as a takeaway
- NIA: 937 sq ft including 236 sq ft front sales/customer waiting area
- Current business and equipment available to buy by way of separate negotiation
- EPC: TBC



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GENERAL DESCRIPTION

A mid-terraced takeaway unit forming part of a popular parade of shops close to Newcastle-under-Lyme and in the centre of Chesterton. The unit has been trading as a takeaway premises specialising in Indian cuisine for the past 20 years. The property briefly comprises a customer waiting/serving area, kitchen, rear storeroom and food prep room with space for WC if required. On the first floor is the remanence of a one bedroom flat including a lounge, bedroom, kitchen and bathroom, although the complete building is classed as commercial so a change of use will be required to use the space as living accommodation. At the rear of the property is a useful yard area plus a free council car park suitable for around 24 vehicles. The property is a ready made business and allows the next tenant to start trading almost immediately.

The 'good will' of the business to include equipment is available at £15,000, payable to the landlord.

LOCATION

The takeaway is located on London Road surrounded by similar sized retail units and with a free car park directly behind. Chesterton is located half a mile from the A34 with easy access onto the A500 and M6 motorway.

SERVICES

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

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.

The property is available subject to the incoming tenant paying a 'good will' fee in consideration for all of the equipment and extraction within the property on the basis that all of these items will then belong to the tenant.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable value	£3,750
Rates payable	£1,871.25pa (24/25)

Note: If you qualify for small Business Rates Relief you may be entitled to a 100% rates payable reduction.

ACCOMMODATION

Ground floor

Front sales	236 sq ft
Kitchen	153 sq ft
Preparation room	94 sq ft
Rear store	69 sq ft
Room	28 sq ft
Total	580 sq ft

First floor

Front room	153 sq ft
Middle room	111 sq ft
Kitchen	57 sq ft
WC	36 sq ft
Total	357 sq ft

Total NIA: 937 sq ft

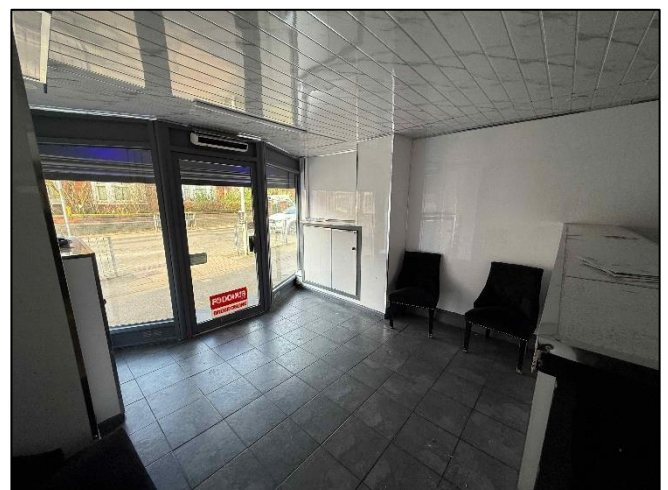
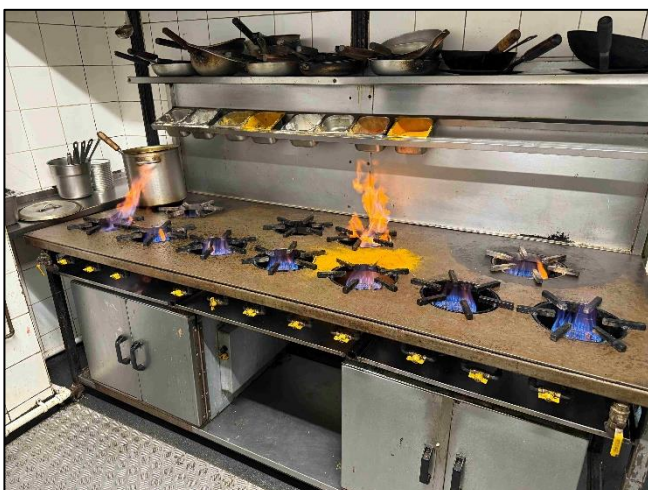
ANTI MONEY LAUNDERING REGULATIONS

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.

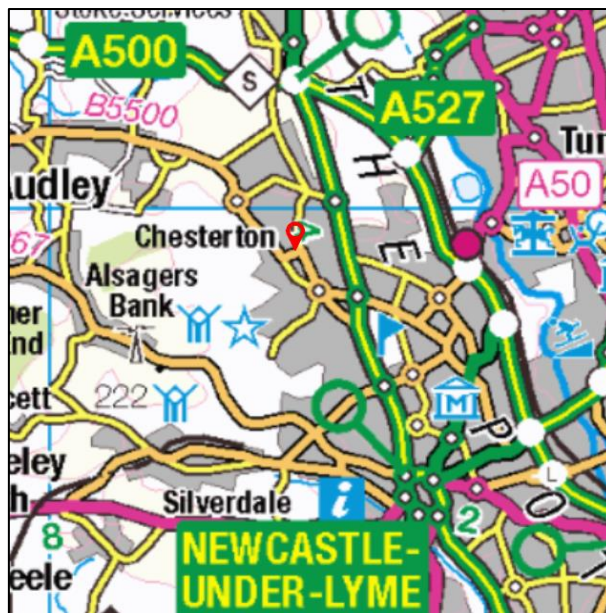
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OFFICE

37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
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