

RORY MACK

ASSOCIATES



**2ND FLOOR SUITE, 1 VALE VIEW,
PORTHILL, NEWCASTLE-UNDER-
LYME, STAFFORDSHIRE, ST5 0AF**

**TO LET
£6,760 PAX
ALL INCLUSIVE**

- Top floor suite suitable for office or treatment room type business
- All inclusive rent with electricity, heating, water and rates included
- New Licence agreement available with immediate effect
- One or two rooms available
- EPC – Band B (43)



2ND FLOOR SUITE

1 VALE VIEW, PORTHILL

NEWCASTLE-UNDER-LYME, ST5 0AF

GENERAL DESCRIPTION

A well presented and well-proportioned room located within a building containing an array of beauty led businesses. The space has most recently operated as a barbers, but could equally be used by an office based business, beautician or someone in the medical field. The room is bright and airy with two large windows letting in lots of natural light, there is wooden flooring, gas powered radiators and double glazed windows overlooking the front of the building. There is a shared kitchen next door which can also be rented for the sole use of the occupier, with rent to be agreed, if required. The building has a warm and friendly feel with a shared entrance at the front. There is unrestricted roadside parking adjacent and the rent includes the fair use of all utilities, access to the kitchen and bathrooms.

LOCATION

The property is located on Vale View, just off Porthill Bank and around 100m from the Porthill junction of the A500. The property is 2 miles from Newcastle-under-Lyme town centre and just over 6 miles from junction 16 of the M6 motorway.

ACCOMMODATION

All Second Floor

Office/treatment room 376 sq ft

Total NIA: 376 sq ft

SERVICES

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

VAT

The rent will not be subject to VAT.

BUSINESS RATES

No business rates are payable as this is included in the rent, subject to review, yearly.

TENURE

Available by way of a new License Agreement for a minimum of 12 months and with the ingoing tenant required to pay £250 plus VAT towards the creation of the License.

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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NEWCASTLE-UNDER-LYME, ST5 0AF



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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