

RORY MACK
ASSOCIATES

11B HIGH STREET, CHEADLE, STAFFORDSHIRE, ST10 1AA

TO LET
£11,400 PAX

- Versatile retail/office premises in town centre
- Total NIA: 956 sq ft with 889 sq ft of sales
- Main road frontage to the High Street with rear loading area
- Available by way of lease assignment until February 2029
- EPC: D (84)





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CHEADLE, STOKE ON TRENT

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GENERAL DESCRIPTION

A self-contained ground floor retail/office premises with floor to ceiling glazed frontage to a recessed and covered walkway adjacent to the public pavement. The premises forms part of a popular parade of retail units on the High Street and is arranged in open plan with a private kitchen and WC to the rear. The premises is very well presented throughout with a ceramic tiled floor and in part a false plastic ceiling. To the rear is a communal loading area for goods access.

Note: the lease is available by way of assignment of the current lease which runs until 31st January 2029.

LOCATION

The property benefits from a High Street location in the centre of Cheadle and within close proximity to public car parking. Cheadle is a popular town with a growing population and supports a wide range of both local and national retailers within the town.

SERVICES

Mains electric, water and drainage are connected. Heating is provided by means of electric blow heaters. 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 until 31st January 2029 and with the ingoing tenant responsible for all associated legal costs.

BUSINESS RATES

Rateable value	£8,200
Rates payable	£3,132.40 pa (26/27)
	(retail, hospitality or leisure use)

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

ACCOMMODATION

Ground Floor

Sales:	889 sq ft
Kitchen:	67 sq ft
WC:	--
Total NIA:	**956 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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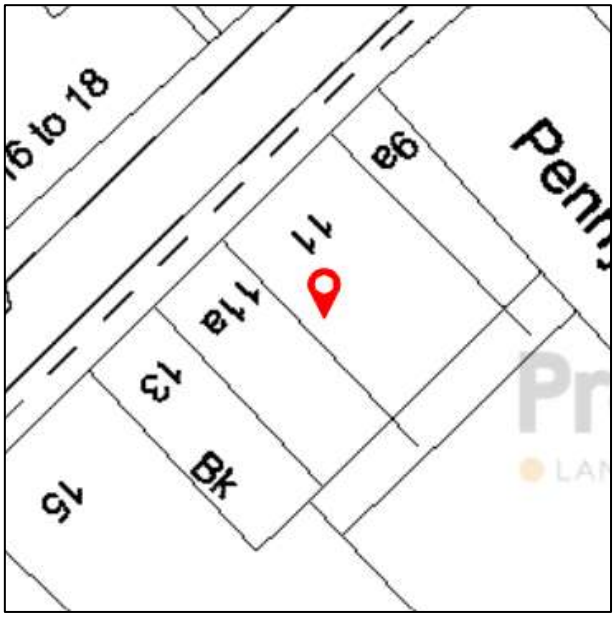





OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

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