

RORY MACK

ASSOCIATES



**37 & 39 GEORGE STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1JU**

**TO LET
FROM:
£7,500 PAX**

- Two fully refurbished ground floor retail/office units
- Main road frontage to A52 and within busy commercial parade
- 'White boxed' and ready for immediate occupation
- Independent units from: 375 sq ft – 451 sq ft (NIA)
- EPC : TBC



**37 & 39 GEORGE STREET
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ST5 1JU**

GENERAL DESCRIPTION

Two completely refurbished ground floor retail units available for immediate occupation. Both properties have been refurbished to a high standard with plastered walls, LED spotlights, newly fitted toilets, new UPVC double glazed windows and shop fronts. 37 George Street briefly comprises front and rear sales, a rear storage area and WC. 39 George Street offers a similar layout with a front and rear sales area, small storage area and WC. The units benefit from new aluminium framed shop fronts onto George Street, a busy traffic route between Newcastle and Hartshill.

For those that may need it, there is also an additional storage unit at the rear of the property offering circa 400 sq ft of secure storage, to be negotiated separately.

LOCATION

The property is pavement fronted and occupies a prominent location on George Street, (A52) around a ¼ mile from the town centre of Newcastle-under-Lyme. The building is within walking distance of the A53, A500 and A34 whilst being 3 miles from junction 15 of the M6 motorway.

ACCOMMODATION & RENT

37 George Street **£8,500 pa**

Sales: 407 sq ft
Rear storage: 44 sq ft
WC: --
Total NIA: 451 sq ft

39 George Street **£7,500 pa**

Sales: 307 sq ft
Rear storage: 68 sq ft
WC: --
Total NIA: 375 sq ft

TENURE

Available by way of a new internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years. The tenant will be responsible for a fee of £300 plus VAT for the preparation of the lease.

VAT

The rent is not subject to VAT.

BUSINESS RATES

As the property was previously rated as one a new assessment is needed. When new tenants are found the properties will be given their own ratable value, which we expect will be well below the £12,000 threshold that will enable the occupier to qualify for Small Business Rates Relief and therefore be eligible for a 100% rates payable exemption.

SERVICES

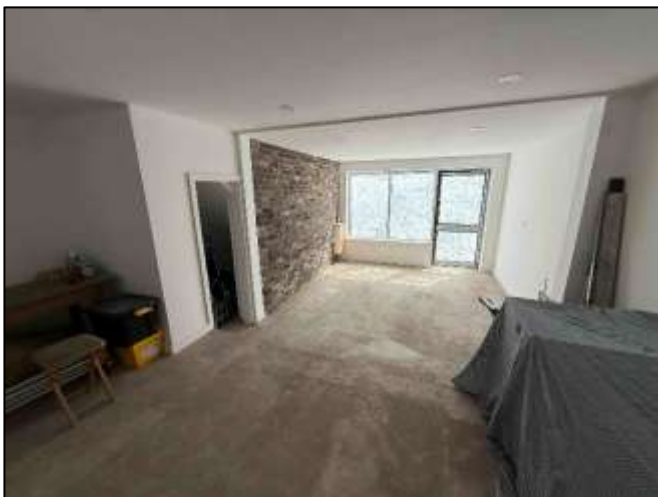
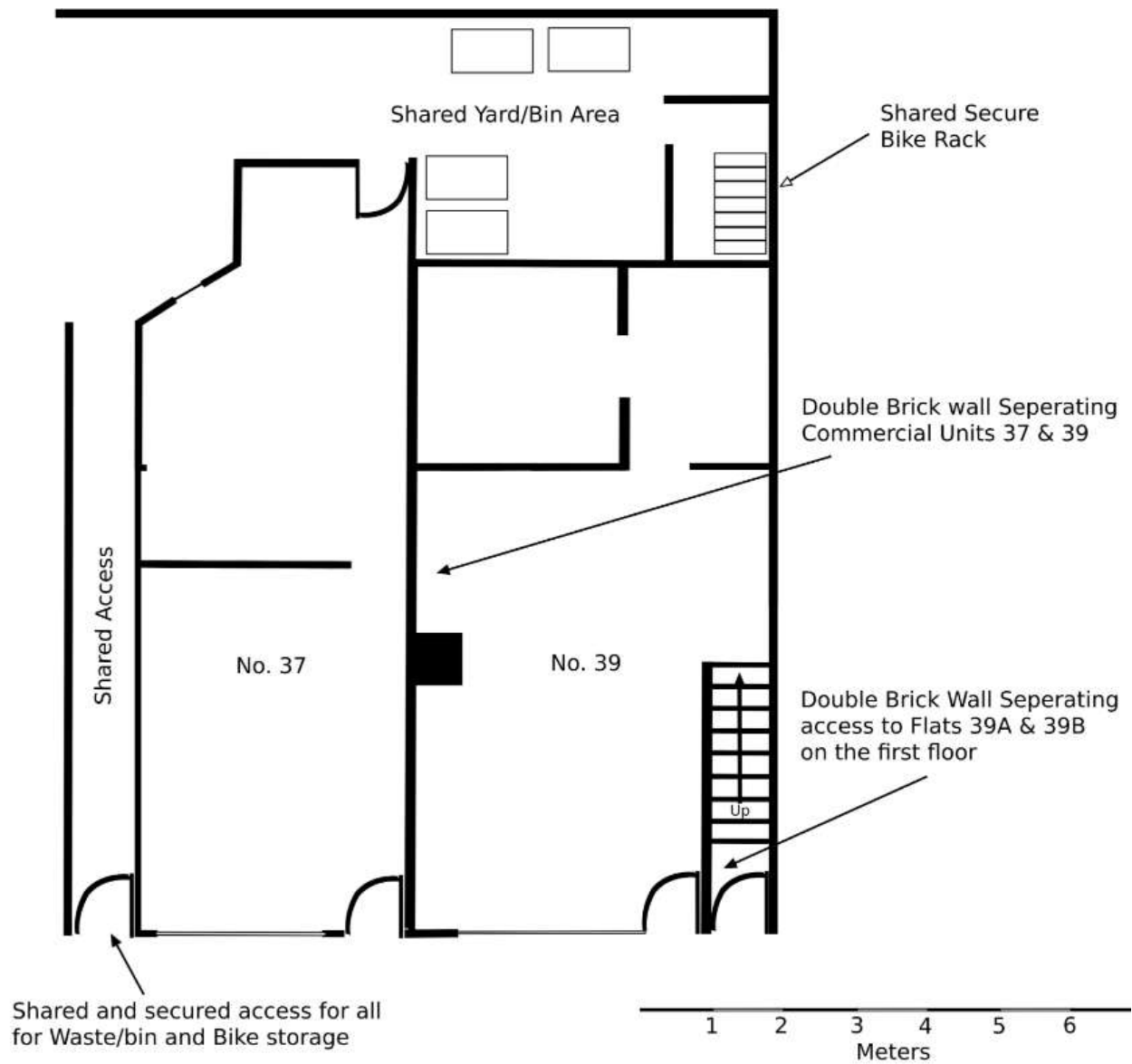
Mains electric, water and drainage are connected. Gas in connected in No. 37. No services have been tested by the agents.

ANTI MONEY LAUNDERING REGULATIONS

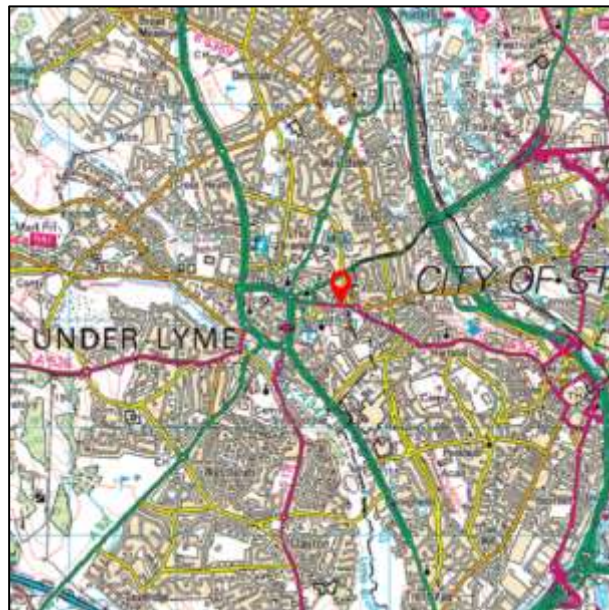
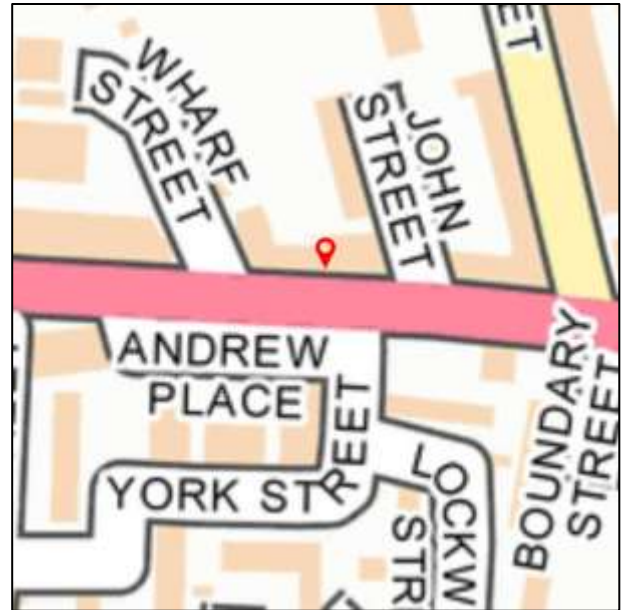
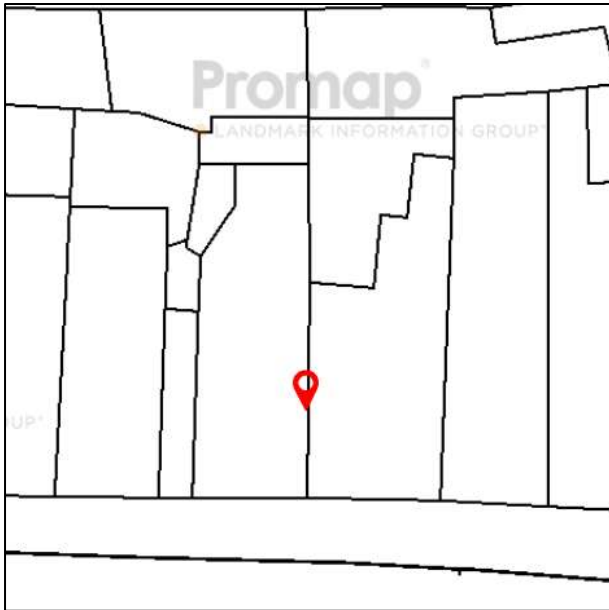
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate 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