

RORY MACK

ASSOCIATES

TO LET:

£2,800 PAX

First Floor, Suite 2, 79-79a High Street

**Newcastle-under-Lyme
Staffordshire, ST5 1PS**



- **Well-presented office suite**
- **Located on the first floor of a modern lift served building**
- **Parking is available upon separate negotiation and subject to availability**
- **Suite 2: N.I.A. 931 Sq.Ft.**

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PROPERTY MANAGEMENT

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SCHEDULES OF CONDITION
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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

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F: 01782 715726

E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

Well-presented office suite located on the first floor of a modern lift served building. The suite has been partitioned to provide reception areas, private offices and a general office and private kitchen facilities. Parking is available upon separate negotiation and subject to availability.

LOCATION

The property is located on the pedestrianised High Street in the centre of Newcastle under Lyme. High Street forms part of the main retail and business area of the town. The property is opposite the Warner Village Cinema Complex and the open-air Market. National multiple retails, banks and professional services are all within short walking distance. The town's main Bus Station is located off Hassell Street to the rear.

ACCOMMODATION

First Floor, Suite 2:

General Office:	785 sq. ft.
Board Room:	111 sq. ft.
Kitchen:	35 sq. ft.

N.I.A.: 931 sq. ft.

RENT

Suite 2: £2,800 pax

SERVICES

Mains water, electricity and drainage are understood to be connected. Heating is by electric radiators.

VAT

VAT is not applicable.

EPC

Asset Rating 105 (Band E)

BUSINESS RATES

Verbal enquiries to Newcastle Borough Council confirm the property is assessed as follows: -

Suite 2:

Rateable Value: £6,400

Rates Payable: £3,193.6 pa (23/24)

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

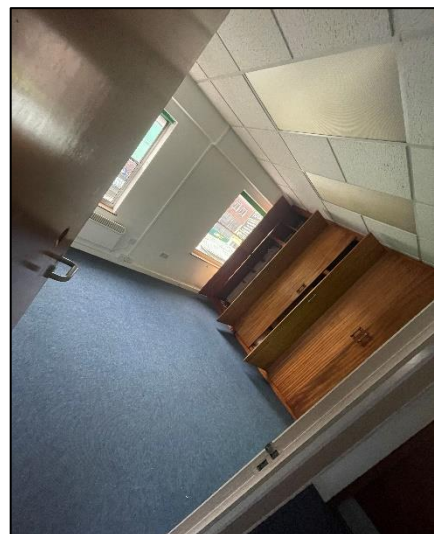
Interested parties are advised to make their own enquiries on 01782 717717.

TENURE

Available by way of an Internal Repairing and Insuring lease, by way of a service charge, for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for the landlord's reasonable legal fees.

C02000/251021

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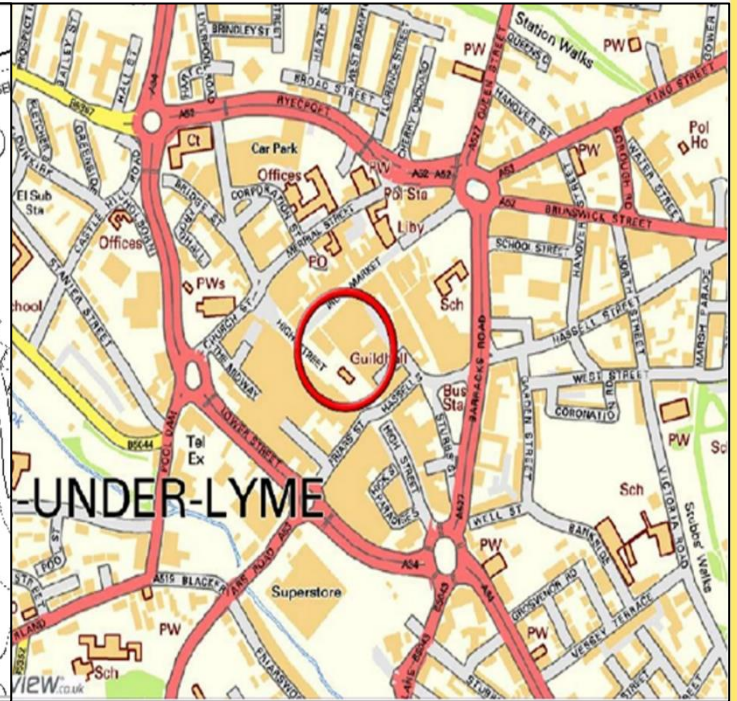
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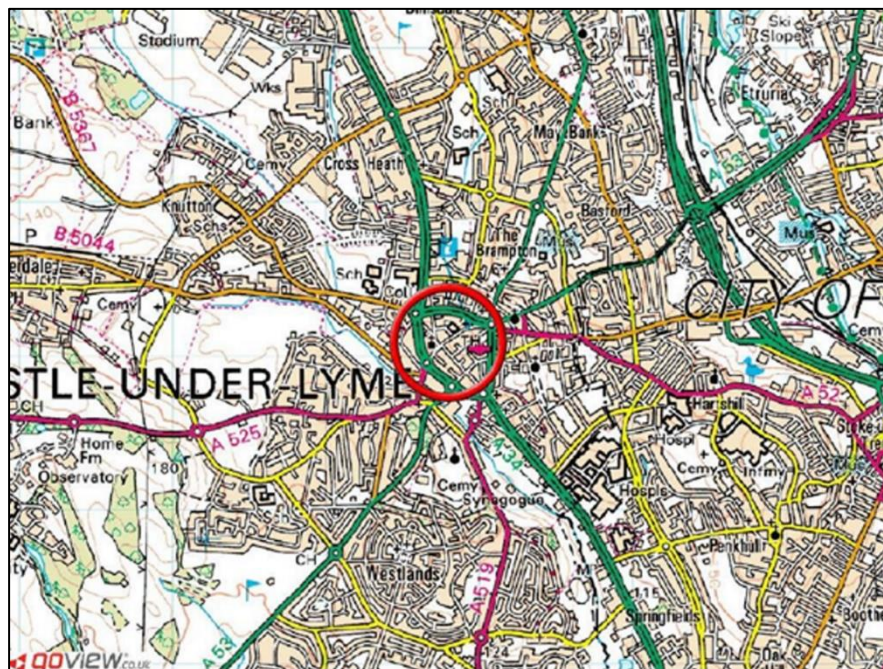
ORDNANCE MAP



STREET MAP



TOWN MAP



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