

RORY MACK

ASSOCIATES

TO LET:

£5,200 PAX

13 Birch Terrace

Hanley, Stoke-on-Trent, Staffordshire,
ST1 3JN



- Well-presented ground floor period office
- Edge of town centre location
- Together with onsite parking
- Total NIA 725 sq.ft.

COMMERCIAL ESTATE AGENCY
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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



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Reg No. 6424169

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GENERAL DESCRIPTION

The Ground floor offices form part of a three storey Victorian mid terrace property originally constructed as a private residence, having more recently been converted into office accommodation arranged over three floors. The ground floor office suite is effectively self contained with its own kitchen and toilet. Externally there is a tarmaced car park providing up to six spaces.

LOCATION

As referenced on the attached plans the property has frontage to Birch Terrace and forms part of a popular parade of similar properties. The property is located on the edge of the town centre, opposite the bus station and multi storey public car park.

ACCOMMODATION**Ground Floor**

Entrance Hall	-
Office 1	503 sq ft
Store	39 sq ft
Kitchen	66 sq ft
Office 2	117 sq ft
M&F WC's	-

TOTAL NIA **725 sq ft**

VAT

The rent is not subject to VAT.

SERVICES

We are advised that all mains services are connected. There are two gas fired boilers, one serving the ground floor. A fire and intruder alarm is also fitted. Please note that no services have been tested by the agents.

EPC

TBA

BUSINESS RATES

Rateable Value: £2,200

Rates Payable: £1,080.20 pa (19/20)

Note: Occupiers who qualify for Small Business Rates Relief will be entitled to a 100% exemption.

TENURE

The property is available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed subject to rent reviews every three years and with the incoming tenant being responsible for landlord's legal fees.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

Fax: 01782 715726

Email: enquiries@rorymack.co.uk

Website: www.rorymack.co.uk

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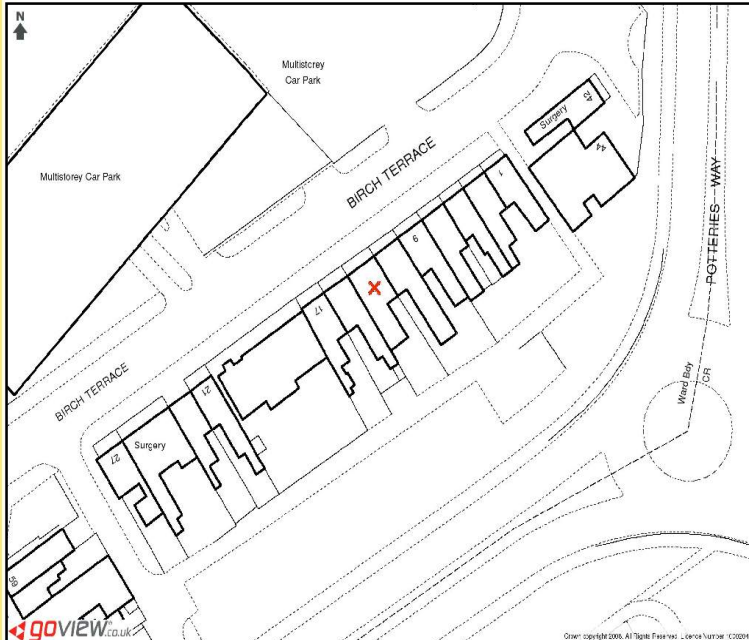
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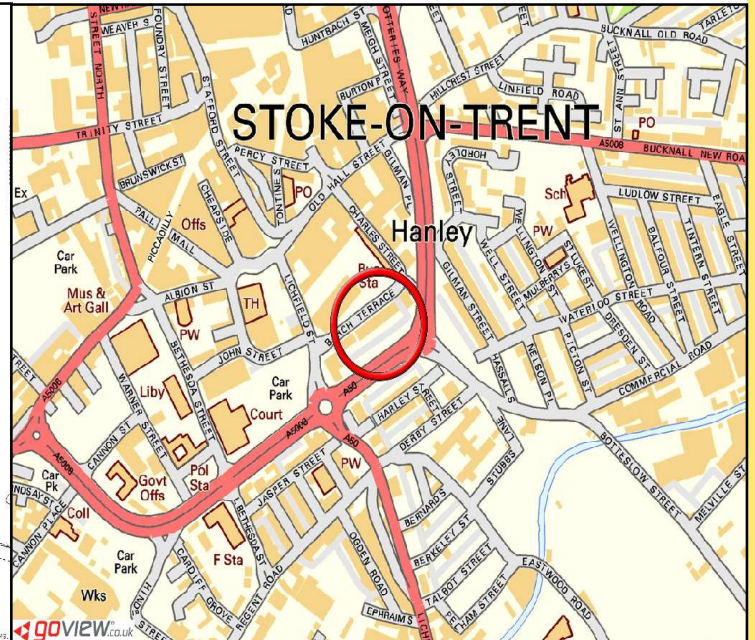
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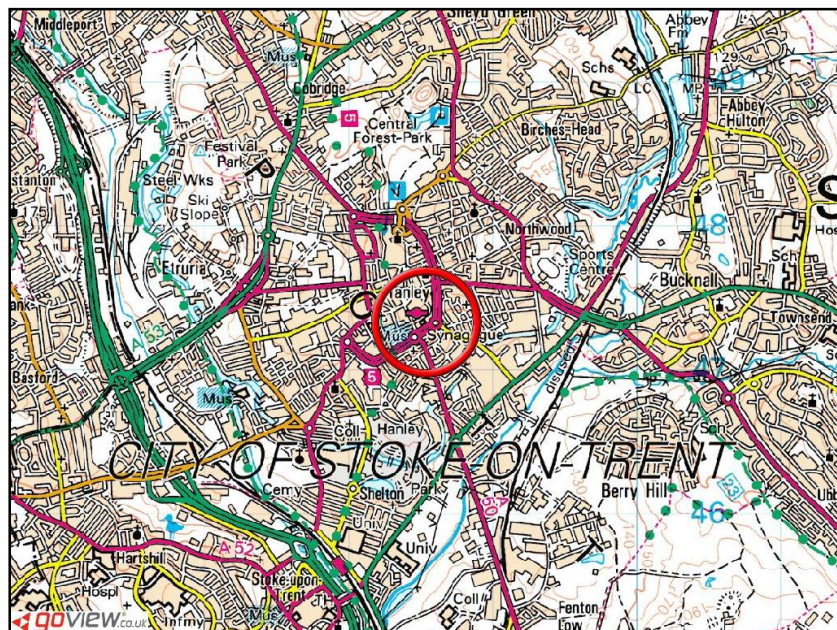
ORDNANCE MAP



STREET MAP



TOWN MAP



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