

**Prominent retail unit available to
let – will divide**

**36-42 High Street
Cheadle
Stoke on Trent
Staffordshire
ST10 1AF**



**Historic market town with extensive glazed
frontage – substantially reduced rent**

Cheadle is a small market town near Stoke on Trent in Staffordshire with a population of approximately 15,000 and situated within the Staffordshire Moorlands Authority area. Major employer is the JCB factory, together with the surrounding economies of Stoke on Trent, Newcastle under Lyme, Uttoxeter and Derby. The town occupies a strategic location offering good access to the north-west and east and west Midlands.



Location

The property occupies a prominent location on the High Street (comprising part of the A521) in the centre of the historic market town. The property is opposite premises occupied by Coral and close to Boots, Superdrug, B&M, Barclays Bank and the Market Place.

Description

The property comprises a substantial ground floor retail unit which our clients are prepared to divide into two units of approximately 1,000 sq ft each if required, with further details available on request. The property currently offers the following accommodation:-

Accommodation

Ground floor – sales area	203 sq m	(2,185 sq ft)
Stores	16.7 sq m	(180 sq ft)
Total internal area	219.7 sq m	(2,365 sq ft)

Services

We understand that all mains services are connected to the premises.

Terms

The property is available on a new lease for a term to be agreed.

Rent

A commencing rental of £12,500 per annum in respect of the whole property – substantially reduced from an original asking rent of £25,000 per annum.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £24,750
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

NB. If the property was split the rateable value would be amended and it is anticipated that it would fall within the small business rate relief scheme, meaning that a qualifying occupier would pay zero rates.

Energy Performance Certificate

The property has an energy performance asset rating of 'C64'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the local agent Louis Taylor Commercial – Simon Palmer 01782 260222.

NB: Our client has a connection to Peill & Co Ltd

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