

HOLLY HOUSE
37 MARSH PARADE
NEWCASTLE UNDER LYME
STAFFORDSHIRE
ST5 1BT

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RORY MACK
ASSOCIATES

TO LET BY ASSIGNMENT

£10,500 PAX

26 High Street

Biddulph, Stoke on Trent, ST8 6AP



RETAIL PREMISES WITH FIRST FLOOR FLAT



All prices and rentals quoted are exclusive of VAT (if applicable) Misrepresentation Act 1967

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GENERAL DESCRIPTION

A prominently located mid-terrace shop premises with first floor living accommodation. The property is centrally located in Biddulph town centre with High Street frontage and offers well proportioned accommodation that would suit a wide range of retailers. The shop has a modern frontage with roller shutter door over glazed frontage.

ACCOMMODATION

Ground Floor

Sales Area: 461 sq ft
Rear Store/Office: 56 sq ft

First Floor

Kitchen/Staff Room: 63 sq ft
Bedroom/Store: 99 sq ft
Bathroom: -
Living Room: 173 sq ft

SERVICES

All main services are connected to the property although have not been tested by the agents.

OUTGOINGS

We have been verbally advised of the following:

Rateable Value: £4,500
Rates Payable: £1,899.00 per annum (05/06)

TENURE

The property is available on a leasehold basis by way of assignment of lease which commenced on 20th December 2004 for a term of 15 years. The lease is composed on a full repairing and insuring basis with rent reviews every 5 years. The next rent review will be on the 20th August 2009. The current passing rent is £10,500 pax. The incoming assignee will be responsible for the head tenant and landlords reasonable legal fees incurred. For further details relating to the lease please contact the agent.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

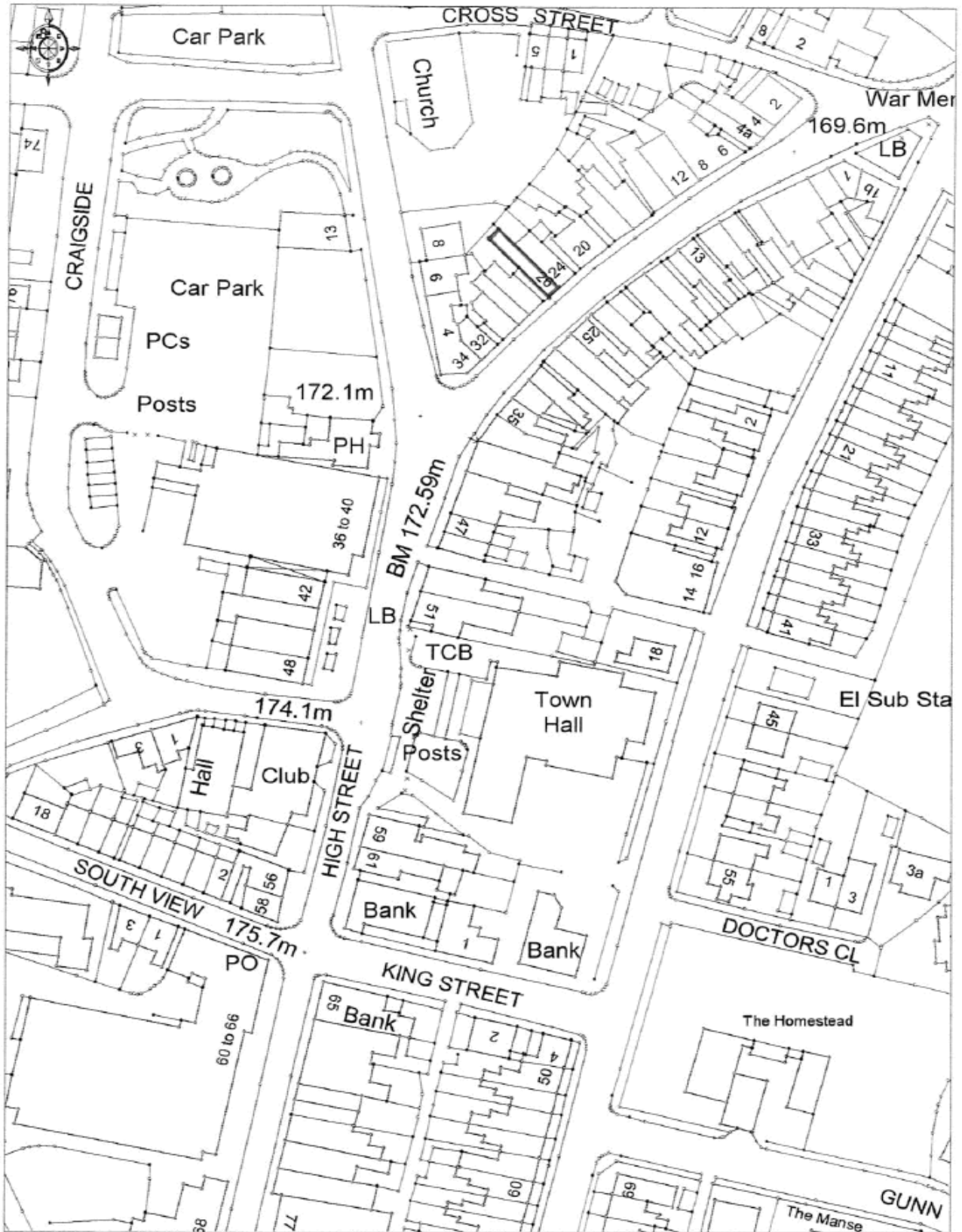
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