

TO LET

26 HIGH STREET BIDDULPH, STOKE ON TRENT



LOCATION

The subject property is centrally located in a prominent position in Biddulph town centre, which is approximately 10 miles north of Stoke on Trent.

DESCRIPTION

The property comprises a mid terrace retail unit with ground floor retail accommodation and residential accommodation to the first floor. The premises offer well proportioned accommodation that would suit a wide range of retailers (subject to planning). The unit also benefits from a modern retail frontage with roller shutter security doors.

ACCOMMODATION

The property has the following approximate floor areas/ dimensions:-

GF Retail Area	42.83 sq m	(461 sq ft)
Rear Store/Office	5.2 sq m	(56 sq ft)
FF Kitchen/stafrroom	5.85 sq m	(63 sq ft)
Bedroom/store	9.2 sq m	(99 sq ft)
Living Room	16.06 sq m	(173 sq ft)

LEASE

The premises are held by way of an existing full repairing and insuring lease for a term of 15 years expiring on 20 December 2019.

RENT

£10,500 pa exclusive of rates and other outgoings.

BUSINESS RATES

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority.

Rateable Value : £4,500

LEGAL COSTS

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners.

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Subject to Contract

Details updated SEPT 2009



www.hitchcockwright.co.uk



