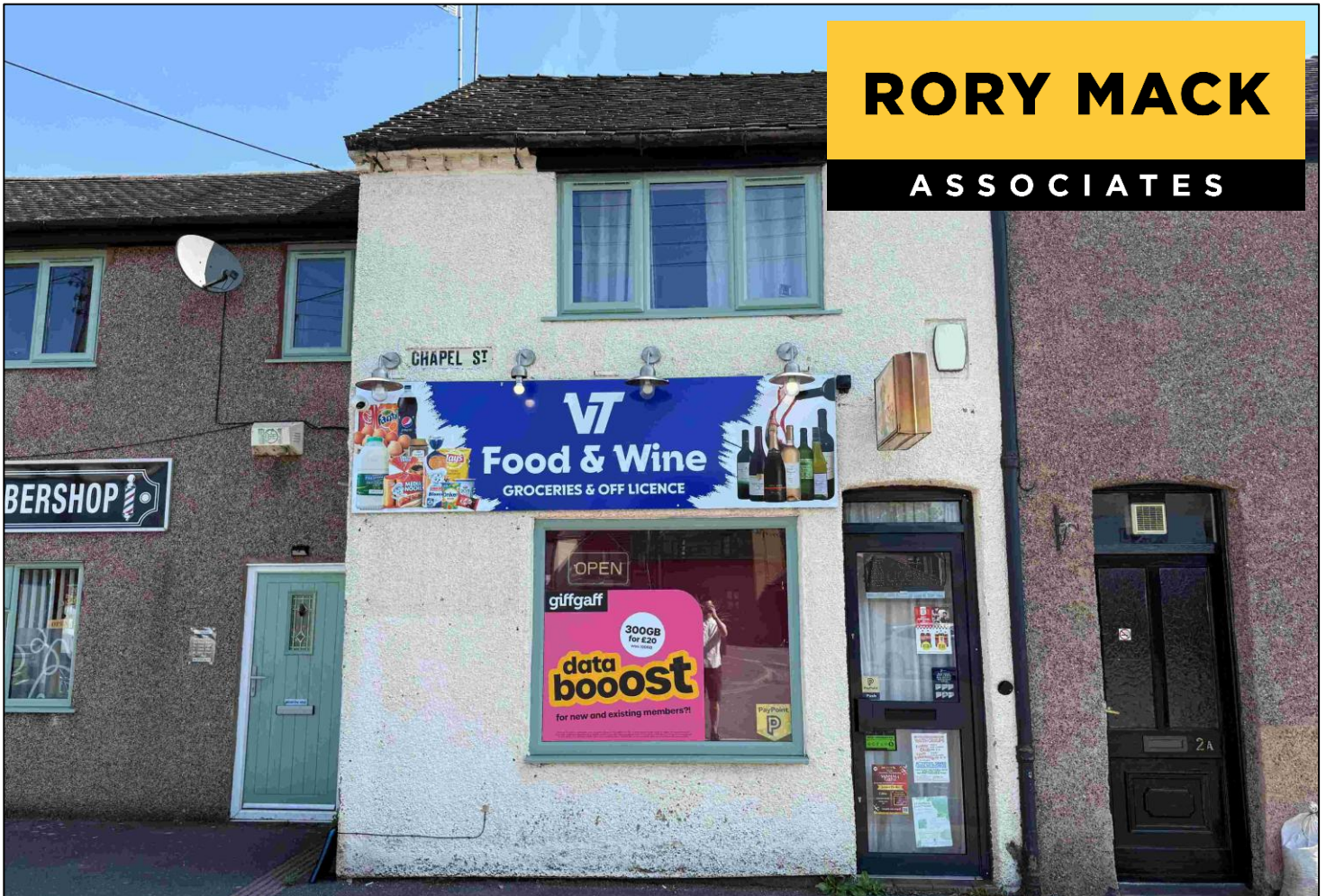


# RORY MACK

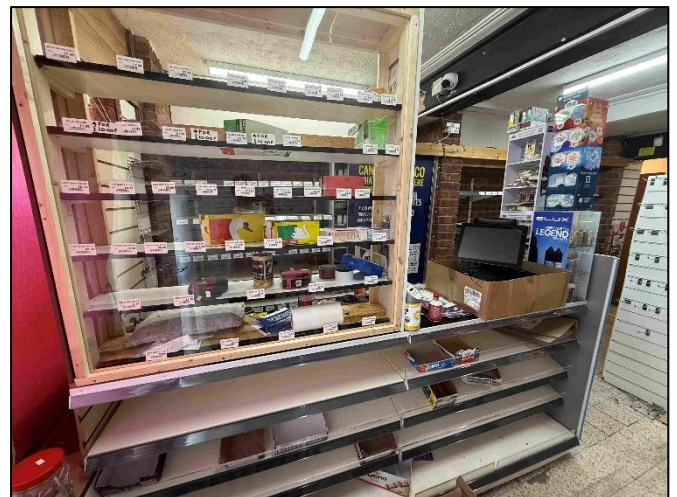
## ASSOCIATES



**4 CHAPEL STREET, FORSBROOK,  
STOKE ON TRENT,  
STAFFORDSHIRE, ST11 9BY**

**TO LET  
£7,800 PAX**

- Prominent ground floor retail unit
- Total NIA 599 sq ft with two sales areas plus rear store and WC
- Free public carpark within 20 meters
- Would suit beauty, retail or financial services
- EPC: TBC



## 4 CHAPEL STREET

### FORSBROOK, STOKE ON TRENT

ST11 9BY

#### GENERAL DESCRIPTION

A prominently located building forming part of a terrace of mixed use properties in the centre of Forsbrook. The property has most recently traded as a mini-market and prior to this an off license for many years and briefly comprises a front sales area with side sales towards the rear. At the back of the property is a storage area and staff WC. The premises benefits from a double glazed frontage and aluminium power coated door and is well presented internally.

#### LOCATION

The property is prominently located just off the main High Street in the centre of Forsbrook with ample free parking available. Forsbrook is a village located in-between Blyth Bridge and Cheadle and is less than 2 miles from the A50, connecting Stoke on Trent with Uttoxeter and Derby.

#### ACCOMMODATION

##### Ground Floor

Front sales:	337 sq ft
Side sales:	182 sq ft
Stockroom:	80 sq ft
WC:	--
<b>Total NIA:</b>	<b>599 sq ft</b>

#### VAT

The rent is not subject to VAT.

#### SERVICES

Mains electric, gas, water and drainage are connected. No services have been tested by the agents.

#### TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease Agreement.

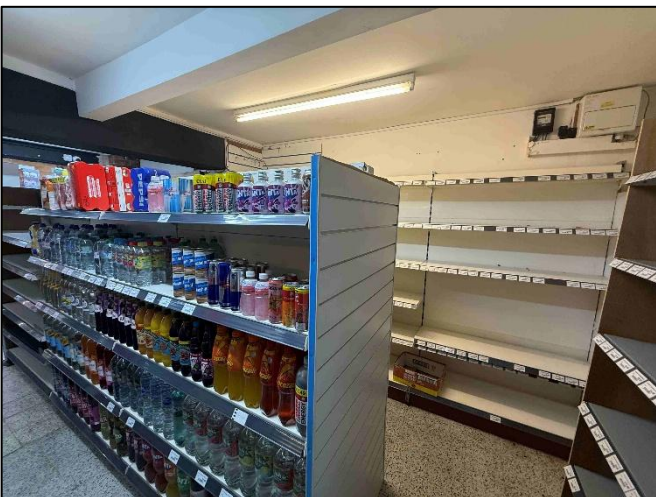
#### BUSINESS RATES

Rateable value	£5,400
Rates payable	£2,068.80 pa (26/27) if used for retail, hospitality or leisure.
Rates payable	£2,332.80 pa (26/27) if used for any other use.

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

#### ANTI MONEY LAUNDERING REGULATIONS

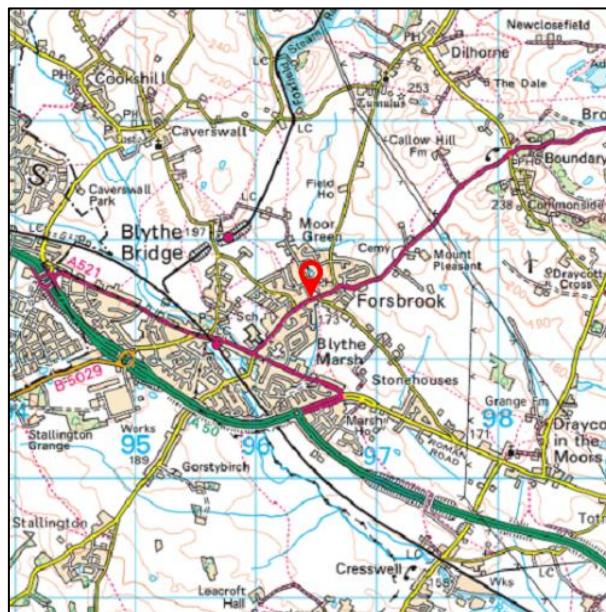
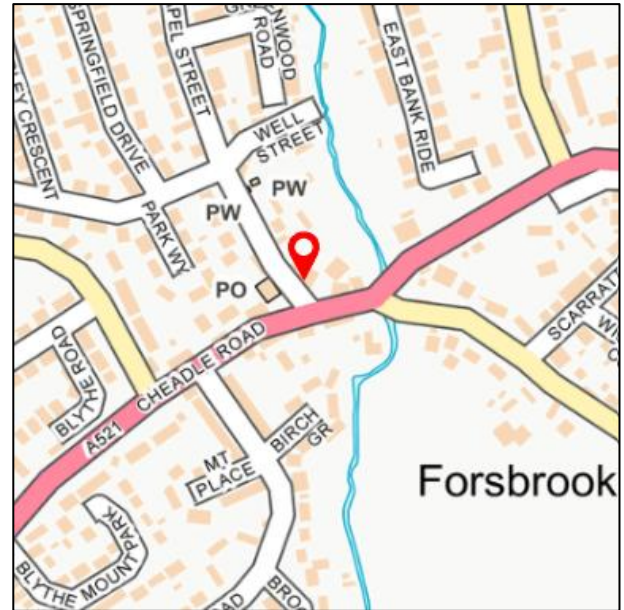
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



## 4 CHAPEL STREET

FORSBROOK, STOKE ON TRENT

ST11 9BY



### OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements