

**RORY MACK**

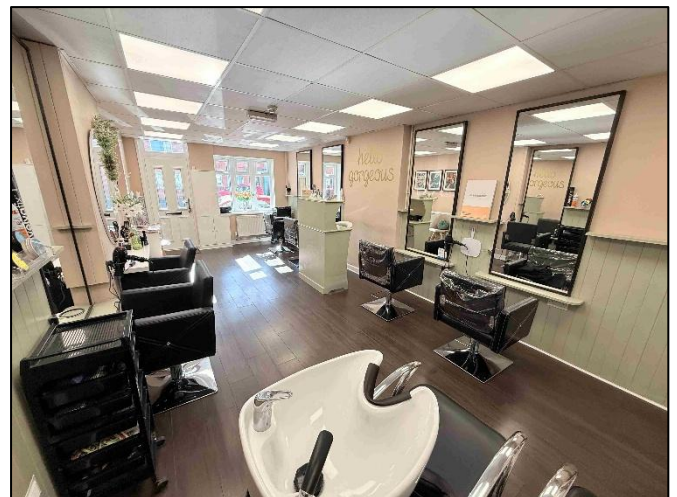
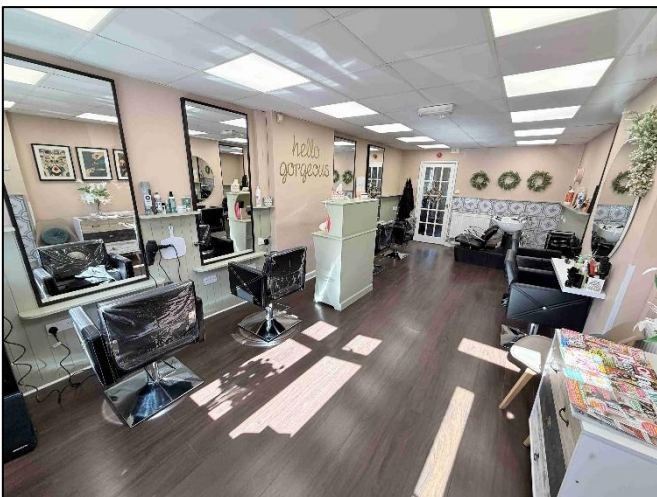
**ASSOCIATES**



**42 HIGH STREET, MAYBANK,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 0JB**

**TO LET  
£6,500 PAX**

- Beautifully presented ground floor hair/beauty unit
- Total NIA 346sq ft with cutting area, backwash and kitchen
- Part of shopping parade on busy main road
- Would suit beauty, retail or financial services
- EPC: Band C (74)



**42 HIGH STREET**

**MAYBANK, NEWCASTLE-UNDER-LYME**

**STAFFORDSHIRE, ST5 0JB**

### GENERAL DESCRIPTION

A prominently located terraced building forming part of a parade of retail properties on Maybank High Street. The premises has formerly been used as a ladies hairdressers for a number of years and comes with laminate flooring, double glazed window frontage, suspended ceiling, LED lighting, intruder alarm and gas central heating. There is a cutting area to the front, backwash area in the rear and kitchen at the back of the building with staff welfare facilities. The premises would suit a wide range of retailers and/or office users or the hair and beauty industry. The landlord owns the land at the rear of the property and the tenant may use the parking space on a short term basis but this will not be included in the demise and lease agreement. The landlord will leave the equipment in the property on a repair and replace policy, should the tenant wish to continue running a hair salon.

### LOCATION

The property is prominently located on the main High Street (A527) in Maybank, around 1 mile from the centre of Newcastle-under-Lyme and 1 mile from the Wolstanton junction of the A500.

### SERVICES

Mains electric, gas, water and drainage are connected. Heating is provided by combi boiler powered radiators. No services have been tested by the agents.

### VAT

The rent is not subject to VAT.

### 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	£5,000
Rates payable	£1,919pa (26/27) if used for retail, hospitality or leisure.
Rates payable	£2,160pa (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.

### ACCOMMODATION

#### Ground Floor

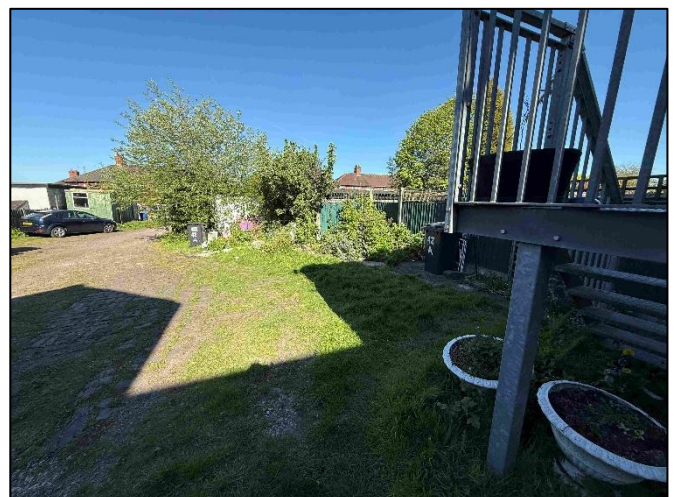
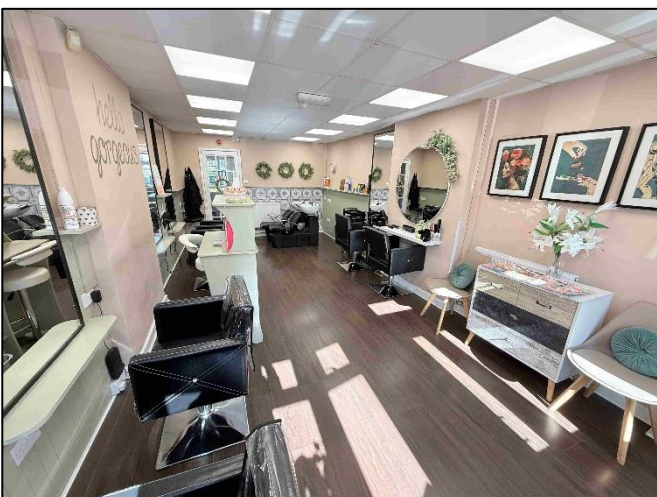
Sales/cutting area:	281 sq ft
Kitchen:	65 sq ft
WC:	--

#### Total NIA

**346 sq ft**

### ANTI MONEY LAUNDERING REGULATIONS

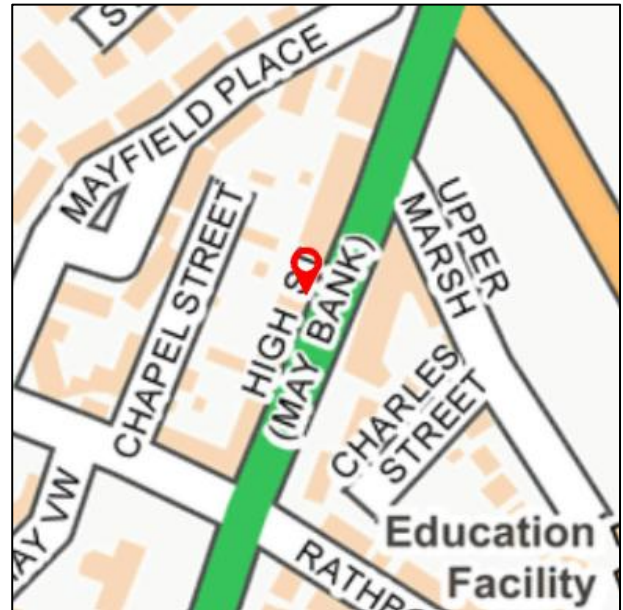
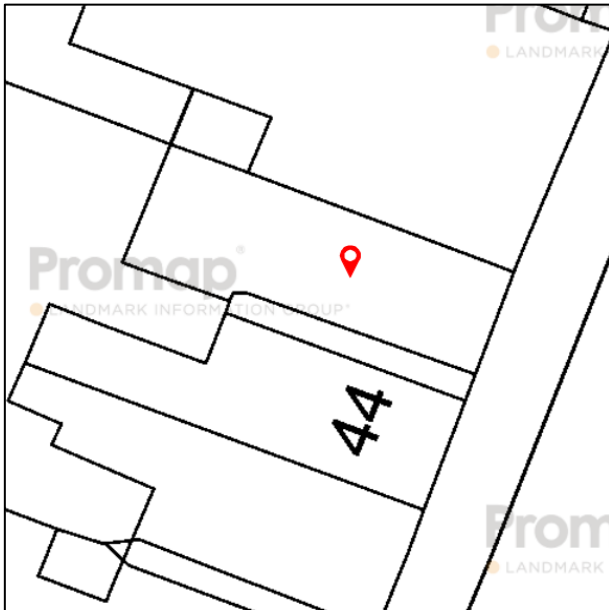
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



# 42 HIGH STREET

## MAYBANK, NEWCASTLE-UNDER-LYME

### STAFFORDSHIRE, ST5 0JB



#### OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

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

[www.rorymack.co.uk](http://www.rorymack.co.uk)

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