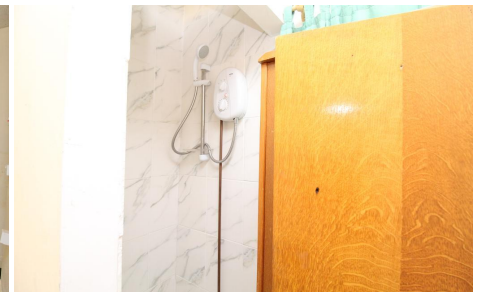




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

SHOP FOR RENT - £500 PER MONTH

HIGH STREET, TUNSTALL, STOKE ON TRENT, ST6 5TD



## KEY FEATURES

- LOCATED ON A BUSY TRAFFIC ROUTE • SUCCESSFUL PREVIOUS BUSINESS • LOTS OF WINDOW DISPLAY • ON THE PEDESTRIAN PATHWAY • ESTABLISHED RETAIL PITCH • CAR PARKING CLOSE BY • AVAILABLE IMMEDIATELY • CALL - 01785 338570 TO BOOK YOUR VIEWING

## DESCRIPTION

A successful retail unit in a prominent location within Tunstall which is ideal for a number of retail uses with car parking close by.

The property comprises a ground floor retail unit with a two large display bay windows and door providing access into the main area. The area provides an open plan space with carpet flooring, painted walls and ceiling with spotlights. There is also a toilet/shower cubicle and kitchen area to the rear of the shopped cellar below for extra storage space. The property is ideal for a number of retail uses and has access from the pavement. The unit is close to a number of car parks and other retail premises.

## TENANCY INFO

Accommodation

Retail on the ground floor

Tenure

The property is available by way of a new lease on terms to be agreed.

Services

We believe that mains water, electricity and drainage are connected.

Rating

The Rateable Value is to be confirmed. Austin & Roe recommend parties make their own enquiries into any further business rate relief which maybe available.

Tenure

Leasehold on new terms to be agreed.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.  
We are members of the following.

TDS Membership No. G10450

The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967