

## FIRST FLOOR STUDIO/BUSINESS SPACE TO LET ON A NEW LEASE

First Floor  
36-42 High Street  
Cheadle  
Staffordshire  
ST10 1AF



Cheadle is a small market town near Stoke on Trent in Staffordshire with a population of approximately 15,000 and situated within the Staffordshire Moorlands Authority area. Major employer is the JCB factory, together with the surrounding economies of Stoke on Trent, Newcastle under Lyme, Uttoxeter and Derby. The town occupies a strategic location offering good access to the north-west and east and west Midlands.



### Location

The property occupies a prominent location on the High Street (comprising part of the A521) in the centre of the historic market town. The property is opposite premises occupied by Coral and close to Boots, Superdrug, B&M, Barclays Bank and the Market Place.

### Description

The available space comprises first floor accommodation above the former WH Smith shop on High Street in the centre of Cheadle. The property has most recently been used as a yoga/fitness studio but would be suitable for a range of alternative uses subject to any consents being received.

### Accommodation

The property offers the following accommodation:-

First floor showroom/office/studio	67.7 sq m	728 sq ft
------------------------------------	-----------	-----------

### Terms

The property is available to let on the basis of a new internal repairing and insuring lease for a term of 3 years or longer subject to 3-yearly rent reviews.

### Rent

A commencing rental of £6,000 per annum exclusive.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £8,600  
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

To be provided

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

### Anti-money laundering

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.**

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.