

# TO LET

GROUND AND FIRST FLOOR OFFICES

LOTUS HOUSE, 31 MARSH PARADE, NEWCASTLE-UNDER-LYME, ST5 1BT

Available Q1 2022



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

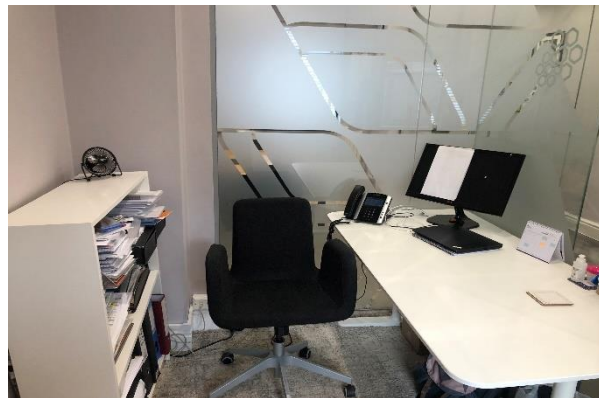
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# GROUND AND FIRST FLOOR OFFICES

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## LOCATION

The subject property is situated on Marsh Parade in Newcastle-under-Lyme, approximately 2.2 miles to the west of Stoke-on-Trent. The subject property is situated within close proximity to the A52, which via a nearby roundabout links to the A53 and A527, which provides access to the A500 and the surrounding national road network. Junction 16 of the M6 Motorway is approximately 8.3 miles distant with the A50 being situated 3.0 miles distant to the south-east of the property.

## DESCRIPTION - [VIRTUAL TOUR](#)

The subject property is a terraced office of traditional brick construction beneath a pitched and tiled roof, with double glazed windows on both the ground and first floor. The property has glass partitioned office spaces on the ground floor, and a large, open office space on the first floor.

The property briefly comprises of the following characteristics:

- Carpet/ Laminate Flooring
- Ground Floor WC
- Kitchenette
- Spot Lighting
- Intercom Access
- Alarm
- Gas Heating

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ACCOMMODATION	SQ M	SQ FT
Ground Floor	36.41	392
First Floor	23.26	250
<b>Total</b>	<b>59.64</b>	<b>642</b>

## TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£9,500 per annum.

## EPC

The property has an EPC rating of D – 81.

## RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £3,200. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle Borough Council).

## PLANNING

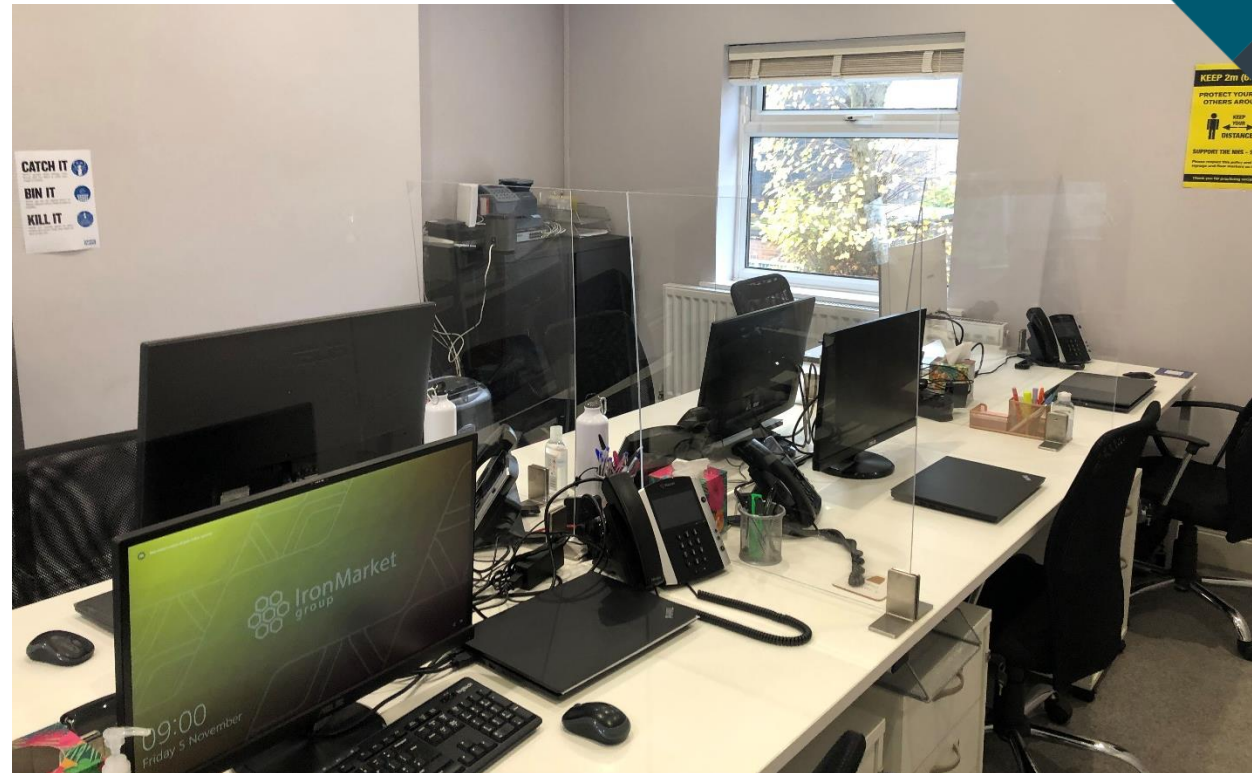
Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle Borough Council).

## VAT

All prices are quoted exclusive of VAT which may be applicable.

## SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

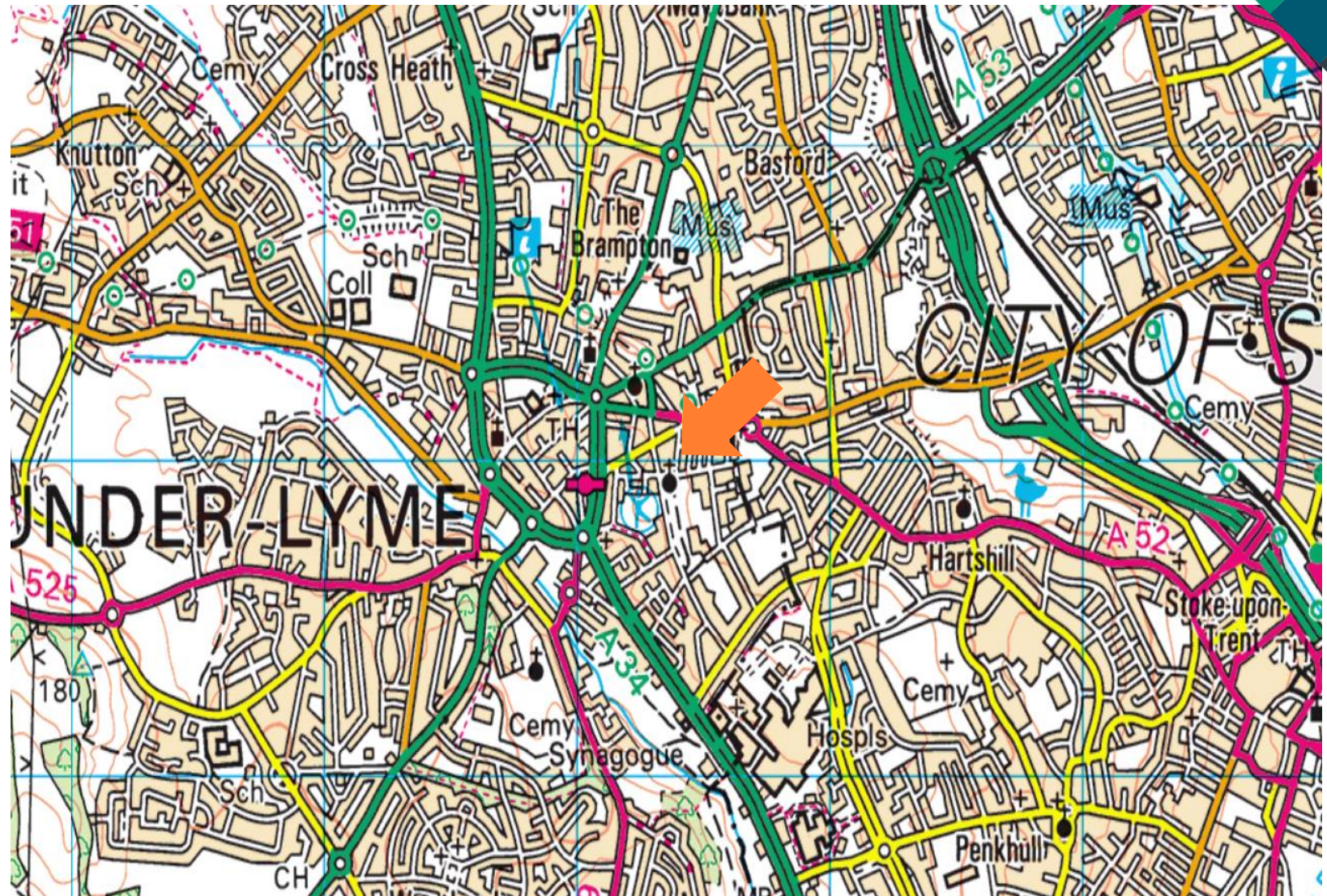
## CONTACT

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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.