

RORY MACK

ASSOCIATES



**2-4 MOORLAND ROAD
BURSLEM, STOKE-ON-TRENT
ST6 1DQ**

**TO LET:
£10,000 PAX**

- Very prominently located retail, office or café premises
- Recently refurbished
- Total NIA: 1,285 sq ft with 988 sq ft of open plan sales area
- Town centre location adjacent to on-street parking
- EPC: Band E (103)



2-4 Moorland Road Burslem Stoke on Trent ST6 1DQ

GENERAL DESCRIPTION

A prominently located and completely refurbished ground floor retail unit, that would suit a wide range of commercial businesses to also include professional offices, beauty or cafe. The entire building has recently been subject to an extensive refurbishment program with the upper floors having been converted into four independent apartments. Internally the ground floor accommodation is arranged in open plan with the main sales area extending to 988 sq ft in addition to which is a further rear sales/storage area and private office. All of the wall and ceiling surfaces have been replastered and the floor has been screeded and the unit has been rewired.

LOCATION

Located in the heart of Burslem town centre, close to the junction between Moorland Road (B5051) and Waterloo Road (A50) and immediately opposite an area of public open space. There are a range of retail and leisure operators within close proximity along with the former Town Hall, now occupied by Haywood Sixth Form Academy.

SERVICES

Mains electric, water, and drainage are connected. Electric wall mounted heaters installed. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The property is available by way of a new internal repairing and insuring lease with the tenant making a pro-rata contribution towards the building's insurance and being responsible for repairing and maintaining the external windows and doors. The lease to be composed for a term of years to be agreed, subject to rent reviews every three years and with each party being responsible for their own legal fees in connection with the preparation of the lease.

BUSINESS RATES

Rateable Value from April 2026: £8,100

Rates Payable from April 2026: £3,094.20

Note: Small Business Rates Relief a 100% rates payable exemption entitlement for a rateable value of under £12,000.

ACCOMMODATION

Sales Area: 988 sq ft

Rear sales/stores: 215 sq ft

Office: 82 sq ft

WC: -

Total NIA: 1,285 sq ft

There is also a dry basement (inc the vault) providing additional storage extending to 466 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.



