

RORY MACK

ASSOCIATES

WHOLE BUILDING TO LET:

REDUCED

£23,000 PAX

MIC House, 8 Queen Street

Newcastle-under-Lyme
Staffordshire, ST5 1ED



- Well-presented Grade II listed Office Premises with onsite car parking
- Arranged over ground, 1st and 2nd floors plus basement storage
- Versatile layout and retaining many original period features
- Close to Newcastle Town Centre

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Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

A Grade II listed property, known locally as MIC House originally constructed as a substantial residence in the Victorian era, and now offers superbly presented office accommodation. The property is available to rent as a whole building and is arranged over three floors, retaining many original features. The premises offers a versatile mix of offices and is well served with kitchen and toilet facilities throughout. The property has been modernised throughout and has the added benefit of basement storage, 8 marked car parking spaces and an enclosed yard area to the rear.

LOCATION

The detached property has extensive frontage to Queen Street (A527) and return frontage to Hanover Street and is approximately 500 yards to the north of the town centre and opposite on-street parking. The property is conveniently located to the road network with the A500 being directly accessed via the A53 approximately 1½ miles away.

ACCOMMODATION

OFFICE:

Reception:	201 sq. ft.
Ground Floor Office 1:	348 sq. ft.
Ground Floor Office 2:	282 sq. ft.
Ground Floor Office 3:	168 sq. ft.
Ground Floor Office 4:	128 sq. ft.
Ground Floor Office 5:	165 sq. ft.
1st Floor Office 1:	218 sq. ft.
1st Floor Office 2:	141 sq. ft.
1st Floor Office 3:	211 sq. ft.
1st Floor Office 4:	192 sq. ft.
1st Floor Office 5:	259 sq. ft.
2nd Floor Office 1:	194 sq. ft.
2nd Floor Office 2:	137 sq. ft.
2nd Floor Office 3:	184 sq. ft.
2nd Floor Office 4:	269 sq. ft.

BUSINESS RATES

Individual assessments for Business Rates have yet to be determined however, businesses qualifying for Small Business Rate Relief will not pay any rates on Rateable Values below £6,000.

Car Parking: There are a number of spaces available to the side of the property, subject to availability and negotiation with the landlord.

VAT

The property is not registered for VAT.

TENURE

Available by the way of a new Full Repairing and Lease for a term of years to be agreed, subject to rent reviews every 3 years and with the incoming tenant being responsible for landlord's reasonable legal fees.

C01280/16082019



Strictly by appointment through agents:

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