



Ground Floor, 10 Upper Normacot Road, Longton,  
Stoke on Trent, ST3 4QE  
To Let £13,500 per annum

Retail/Office  
Net Internal Area 84.57 sq. m (910 sq. ft.)

**Hammond Chartered Surveyors**

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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Ground Floor Retail/Office  
10 Upper Normacot Road  
Longton  
Stoke on Trent  
ST3 4QE

**Location**

The property is located with a terrace of similar commercial premises situated on the western side of Upper Normacot Road and Uttoxeter Road adjacent to the Normacot junction with the A50 which provides fast road links to all parts of the city. The immediate locality is largely commercial with a good range of independent traders servicing the surrounding residential areas.

**Description**

The property comprises two interconnecting retail/office areas, a storage area and a WC on the ground floor of the building.

**Accommodation**

Floor	Description	sq. m	sq. ft
Ground	Retail/Office	33.77	363
Ground	Retail/Office	27.80	299
Ground	Storeroom	23.00	248
Ground	WC		
Net Internal Area		84.57	910

**Services**

Electricity, gas, water and drainage are understood to be available subject to any reconnection that may be necessary. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

**Energy Performance**

TBC

**Planning**

Uses falling within Use Class E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

**Rating**

Description: Shop & Premises  
Rateable Value £6,500

**Tenure**

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

**Rent**

£13,500 per annum

**VAT**

Not applicable.

**Costs**

Each party is to be responsible for their own legal costs.

**Credit Check**

Prospective tenants will be subject to third-party credit checks for which a non-refundable fee is payable.

**Anti-Money Laundering Regulations**

In accordance with Anti-Money Laundering Regulations identification and confirmation of the source of funding will be required from the successful purchaser.

**Viewings**

Viewing is strictly by appointment with the Sole Agent:

**Glenn Hammond MRICS**

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

**Phil Webb**

T: 01782 659 905

M: 07821 639 094

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Subject to Contract

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