



Picton Jones & Co

0121 643 3232

TO LET SHOP PREMISES 25 STAFFORD STREET HANLEY



- **PROMINENT AND BUSY TRADING LOCATION**
- **NEW LEASE – AVAILABLE WITH VERY COMPETITIVE TERMS**
- **FULLY FITTED OUT – READY TO TRADE**

SITUATION/LOCATION

Stoke on Trent is the eighth largest City in the UK and is the Commercial Centre for The Potteries. Hanley is the "City Centre" and provides the main Retailing Facilities.

Enjoying excellent logistics, Hanley and is located 29 Miles South of Manchester, 40 Miles North of Birmingham. Hanley has a Shopping Population of 296,000 Persons and a Prime Retail Catchment of 559,000 Persons.

The Property is Located within Stafford Street, a busy thoroughfare connecting the Prime Retail Centre with the New Transport / Bus Terminal. Nearby Retailers include Wilko's, Savers, Brighthouse, Greggs, Bon Marche, Cash Converters etc. See Plan Over.

DESCRIPTION/ACCOMMODATION

Comprising Ground Floor Retail Accommodation with First Floor Ancillary, the Premises are Fully Fitted Out with a Modern Aluminum Framed Shop Front, Lined / Plastered Walls, Suspended Ceiling, Grid Mate Lighting, etc – Ready To Trade.

Gross Front	-	21'
Internal Width	-	18' 7"
Shop Depth	-	53' 6"
Ground Floor Retail -	900 sq ft	
First Floor Ancillary -	675 sq ft	

TENURE / RENTAL

The premises are to be made available by way of a New Full Repairing and Insuring Lease for a Term to be agreed and Rental Offers are Invited in the Region of £12,500 p.a.x.

RATEABLE ASSESSMENT:

We are verbally advised that the Retail Premises have a Rateable Value of £9,100.

Rates Payable for 2023 / 2024 – Nil

Business Rates are not Payable for Premises with a Rateable Value of £12,000 or Less Per Annum.

LEGAL COSTS:

Each Party is to be responsible for its own legal costs associated with the transaction.

PLANNING:

It is considered that the Premises maybe suitable for a Number of Alternative Planning Uses including A1, A2, A3 and A5 and Interested Parties should make their own enquires to the Local Planning Authority.

VIEWING:

STRICTLY BY APPOINTMENT with the Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2023.)

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



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