

RORY MACK

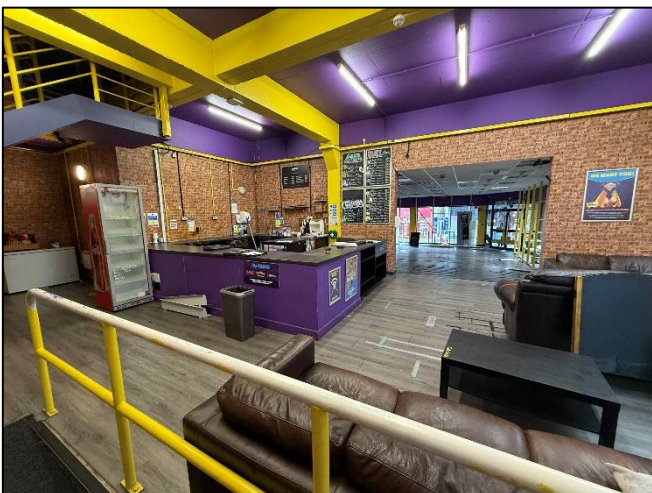
ASSOCIATES



**56 STAFFORD STREET,
HANLEY, STOKE ON TRENT,
STAFFORDSHIRE, ST1 1JB**

**TO LET
£20,000 PAX
MAY SELL**

- Prime location unit suitable for retail, restaurant or leisure (STP)
- Next door to TK Maxx and close to The Potteries Shopping Centre
- NIA: 1,531 sq ft of sales on the ground floor
- First floor staff, storage and office/secondary retail space
- EPC : Band D (98)



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GENERAL DESCRIPTION

A retail unit on a prominent corner plot in the centre of Hanley, close to multiple national retailers, with extensive window frontage to Stafford Street and Miles Bank plus and strong footfall to and from the shopping centre. The property is arranged over two storeys with sales areas on both levels. The till area is located at the rear and could be utilised as a kitchen if the shop was used as a café. At the back of the property is a fire exit leading to loading/service area and commercial waste facilities. The first floor has extensive storage space, secondary retail/sales and further bathroom facilities. The unit benefits from a mixture of plastered and suspended ceilings with LED and strip lighting, laminate flooring, large till area, side entrance/exit and powder coated windows and doors. The property is located on a busy bus route with a stop directly outside the front door offering further footfall and potential customers passing every day.

LOCATION

The property is located in the centre of Hanley, next door to TksMaxx and directly opposite Cash Converters. The Potteries Shopping Centre including Primark, River Island and JD is around 50 metres away.

ACCOMMODATION

Ground Floor

Front sales:	969 sq ft
Rear sales:	562 sq ft
Storeroom:	51 sq ft
Disabled WC:	--
NIA:	1,582 sq ft

First Floor

Retail:	649 sq ft
Office:	336 sq ft
Storeroom:	144 sq ft
Storeroom:	118 sq ft
Storeroom:	183 sq ft
NIA:	1,430 sq ft

Total NIA: 3,012 sq ft

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

BUSINESS RATES

Rateable Value:	£34,000
Rates Payable:	£16,966 pa (24/25)

Note: Retail, hospitality and leisure relief. If you're eligible, you could get 75% off your business rates bills for the 2024 to 2025 billing year (1 April 2024 to 31 March 2025).

TENURE

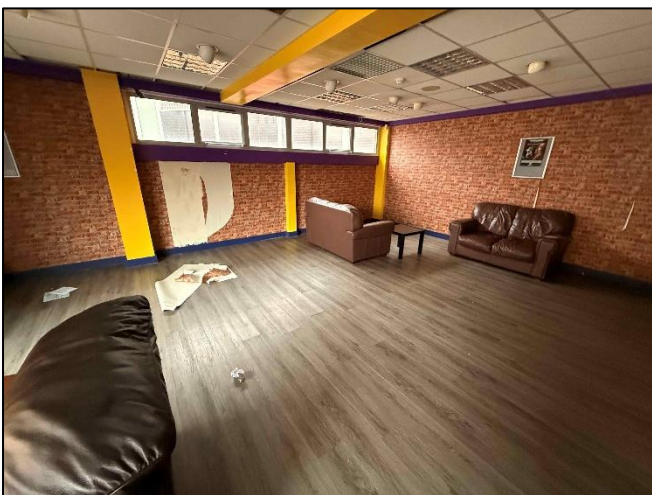
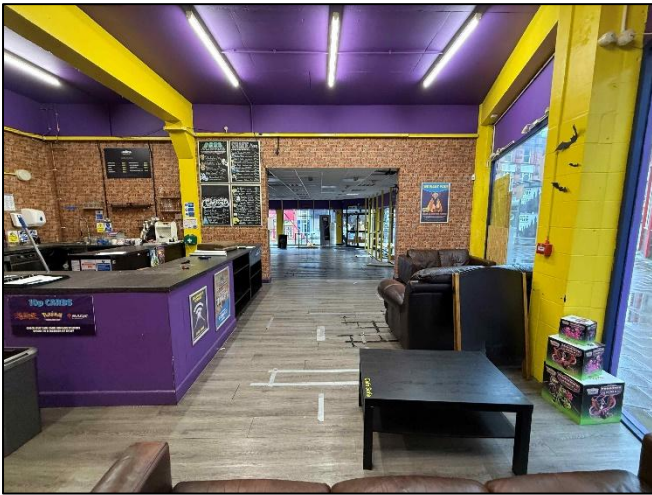
Available by way of a new full repairing and insuring lease, for a term to be agreed. Rent throughout the term is payable quarterly in advance by way of standing order and a rent deposit is required at the beginning of the term. Rent reviews will be at three yearly periods.

ANTI MONEY LAUNDERING REGULATIONS

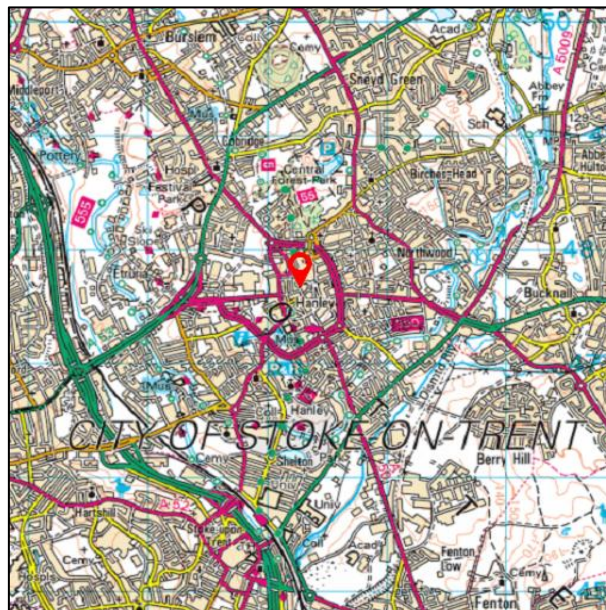
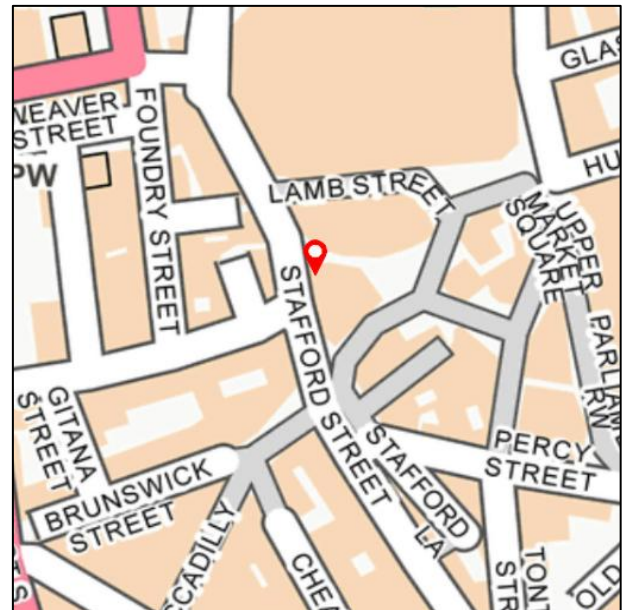
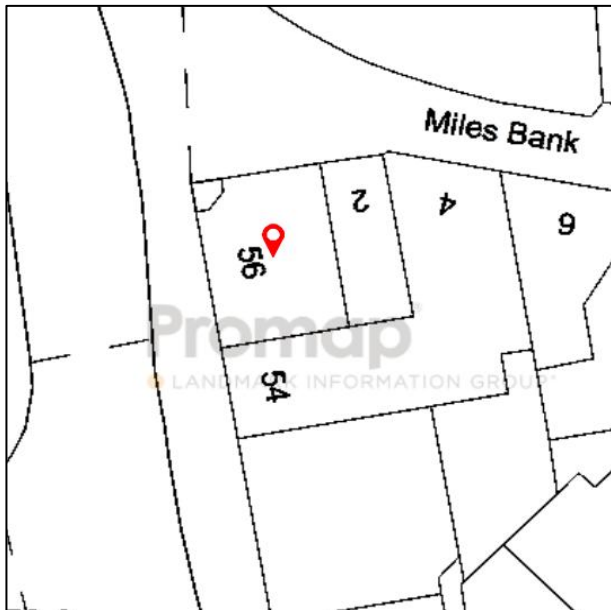
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements