

RORY MACK

ASSOCIATES



**1256 LEEK ROAD,
ABBAY HULTON,
STOKE ON TRENT, ST2 8BP**

**TO LET
£12,000 PAX**

- Modern retail unit extending to 829 sq. ft.
- Open plan sales area with store, kitchen and staff WC
- Forms part of a parade of 4 retail units with on-site parking
- Main road frontage to Leek Road (A5009)
- EPC: 63 (Band C)



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GENERAL DESCRIPTION

A self-contained unit forming part of a terrace of four retail units comprising an open plan sales area together with WC, storage and kitchen to the rear and benefits from a double glazed frontage protected by an electrically operated roller shutter. There is also 3 phase electricity, and the unit has a plastered ceiling with LED lighting. There are also a number of on-site car parking spaces for both staff and customers.

LOCATION

The property is located on Leek Road (A5009) in the centre of Abby Hulton, an established and large semi-rural commuter village approximately 3 miles to the east of Hanley city centre. There are a range of other retail/commercial occupiers within close proximity to include Coral, Dominoes, Heron Foods, Co-op Funeral Care together with a range of independent operators.

SERVICES

Mains 3-phase power, water and drainage connected. No services have been tested by the agents.

TENURE

Available by way of a new full repairing and insuring lease (by way of service charge at an annual cost of £375) for a term of years to be agreed and with rent reviews every three years. The incoming tenant will be responsible for the cost of preparing the lease (£300 plus VAT).

VAT

The rent is not subject to VAT

BUSINESS RATES

Rateable Value:	£10,000
Rates Payable:	£3,820 pa (26/27) For retail, hospitality or leisure use.
Rates Payable:	£4,320 pa (26/27) For any other use.

Note: if you qualify for small business rates relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Sales:	773 sq ft
Store:	31 sq ft
Kitchen:	25 sq ft
WC:	-
Total NIA:	829 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.



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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