

A photograph of a modern, multi-story brick building with a curved corner and large windows. The building is situated on a street corner. A yellow banner is overlaid on the top right of the image.

RORY MACK

ASSOCIATES

**UNIT 1, LOMAX HALLS
17 HILL STREET, STOKE ON
TRENT, ST4 1NL**

**TO LET:
£8,000 PAX**

- Edge of town centre retail/office with 837 sq ft GIA
- Main road location forming part of student halls development in city centre
- Presented in shell form ready for fitout
- Suitable for a number of commercial uses such as retail, beauty, café or office (STP where necessary)



UNIT 1, LOMAX HALLS

17 HILL STREET, STOKE-ON-TRENT

ST4 1NL

GENERAL DESCRIPTION

A prominently located retail/office premises with a GIA extending to 837 sq. ft in shell form and ready to be fitted out to create a brand new unit. The premises forms part of the Lomax Halls student residence building and gives the tenant a readymade customer base on its doorstep. Lomax Halls is right in the centre of Stoke on Trent and is a short walk from the main high street, train station and University Campus. The building is currently in shell form but will be finished with welfare facilities, level flooring and finished to a 'white box' standard with the landlord working with the new tenant to ensure the interior suits their business needs.

LOCATION

Lomax Halls is located on Hill Street which runs parallel with Church Street, the main thoroughfare through Stoke on Trent town centre. The unit is positioned on the ground floor of the large student development, Lomax Halls which houses 139 individual student units and two commercial units. The property is walking distance to the train station and 50 yards from the town centre.

SERVICES

Mains water, drainage, gas and electricity connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

EPC

Not yet assessed.

TENURE

Available by way of a new full repairing and insuring lease, by way of service charge for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees.

BUSINESS RATES

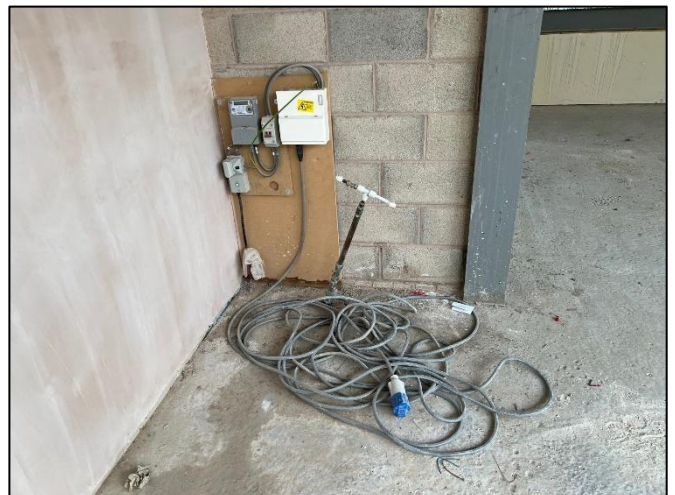
To be assessed.

ACCOMMODATION

Total GIA: 837 sq. ft.

ANTI MONEY LAUNDERING REGULATIONS

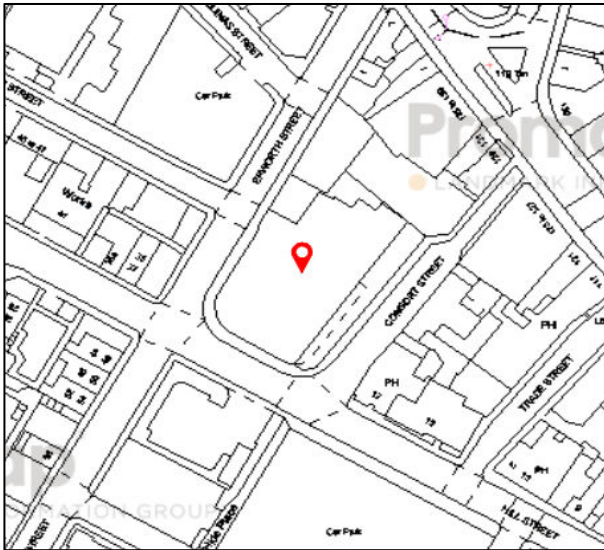
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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17 HILL STREET, STOKE-ON-TRENT

ST4 1NL



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Newcastle

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accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements