

RORY MACK

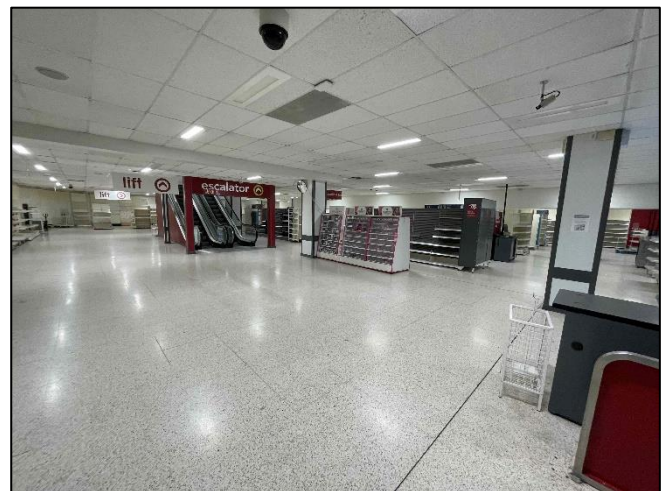
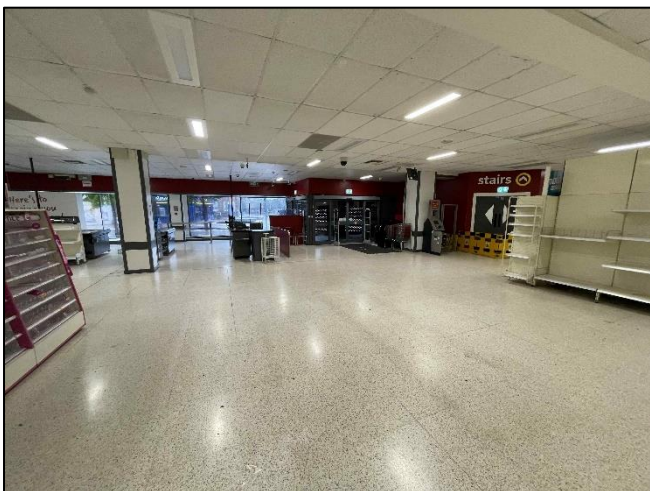
ASSOCIATES



**1-5 STAFFORD STREET,
HANLEY, STOKE ON TRENT,
STAFFORDSHIRE, ST1 1JU**

**TO LET FROM
£50,000 PAX**

- Substantial city centre retail property
- Ground floor sales: 13,036 sq ft
- Ground floor can be split to create 3 x smaller units
- Close to national retailers such as B&M, Ryman and Savers
- EPC: TBC



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GENERAL DESCRIPTION

A large retail unit with 13,036 sq ft of ground floor sales plus 11,670 sq ft on the first floor, accessed via escalators in the middle of the store. The property is located in a prime location surrounded by a number of national companies such as B&M, Savers and Bonmarche. There are a number of options available to the potential tenant to include splitting the unit or taking additional space within the building. The premises benefits from a substantial frontage to Stafford Street and a rear loading bay with service yard, two goods lifts and air conditioning to the sales area. The property also benefits from a customer lift within the sales area and over 5,000 sq ft of storage. The business rates have been lowered significantly this year and the unit is available at more than 45% lower than the last tenant was paying.

LOCATION

The property forms part of an established parade of retail units with office uppers. Neighboring units include Ryman Stationary, Savers and B&M Bargains. The property is a 4 minute walk from the new Bus Station and a similar distance to The Potteries Shopping Centre.

SERVICES

Mains gas, electric, water and drainage are connected. Heating and cooling is provided by multiple air conditioning units. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease by way of service charge for a minimum of 3 years or multiples thereof with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value	£150,000
Rates payable standard	£76,800pa (23/24)

Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024).

Note: The rates will be reduced for a split unit with rates payable TBC.

ACCOMMODATION

Ground Floor

Sales	13,036 sq ft
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First Floor

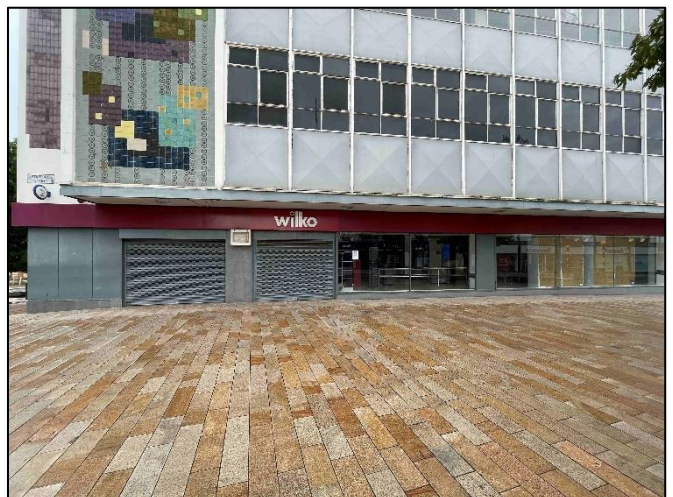
Sales	11,670 sq ft
Storeroom	4,668 sq ft
Storeroom	570 sq ft
Staff kitchen	340 sq ft
Office space	461 sq ft
M & F staff toilets	
and changing, disabled WC	---
Cleaning store	44 sq ft

Total NIA	30,789 sq ft
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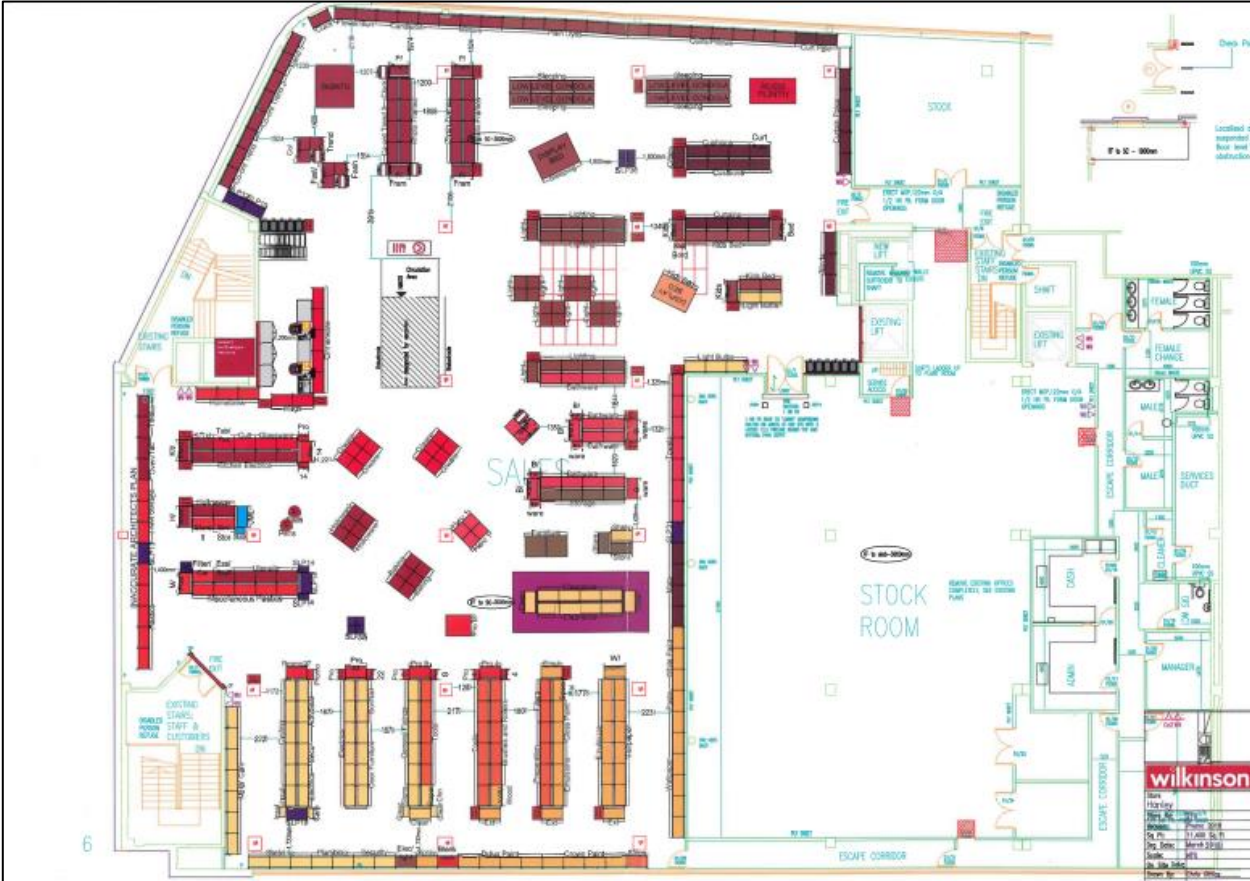
Total GIA	34,000 sq ft
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ANTI MONEY LAUNDERING REGULATIONS

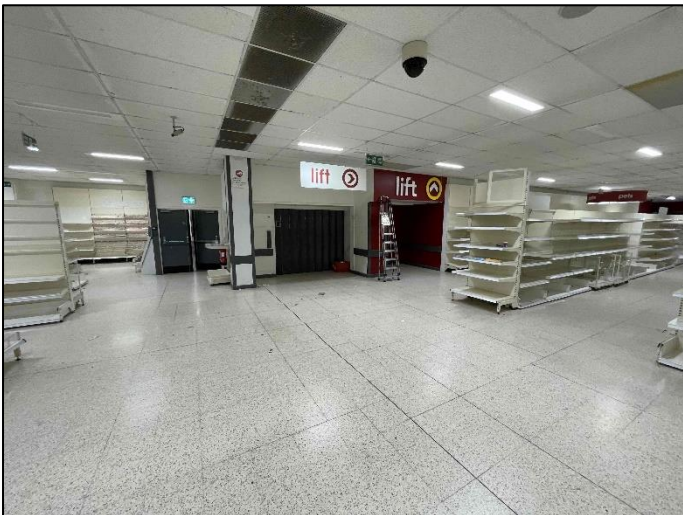
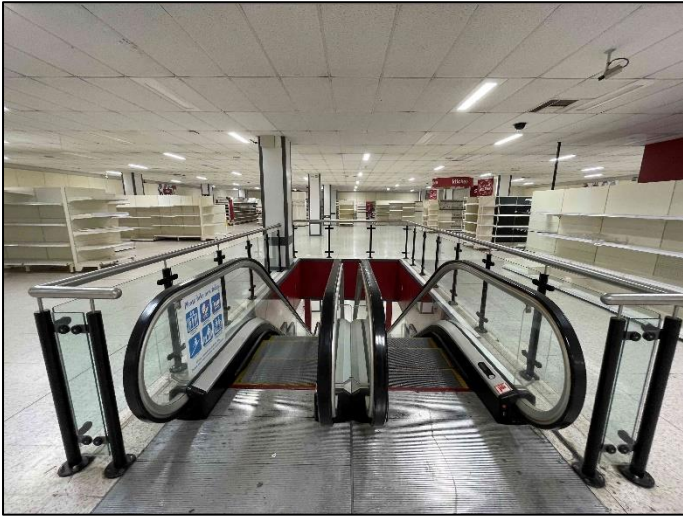
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



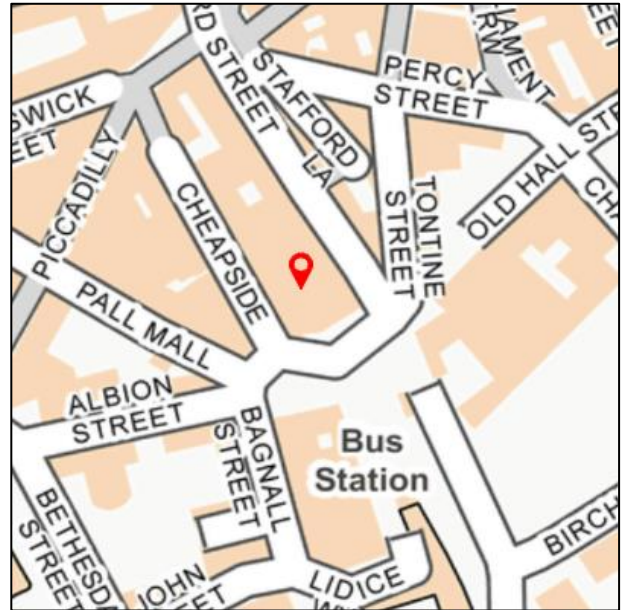
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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