

# RORY MACK

## ASSOCIATES

**INSTA DOLLZ**  
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T: 07515 073217

**Tax Aiders**  
LIMITED  
ACCOUNTANTS



**THERAPY CUPP**

DRY & WET CUPPING | MASSAGE

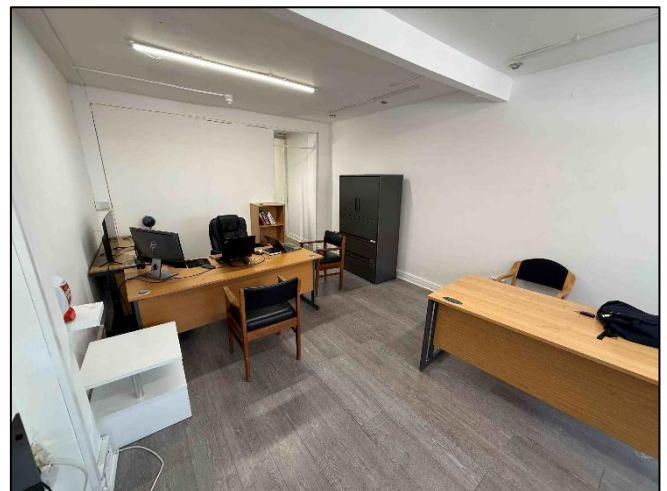
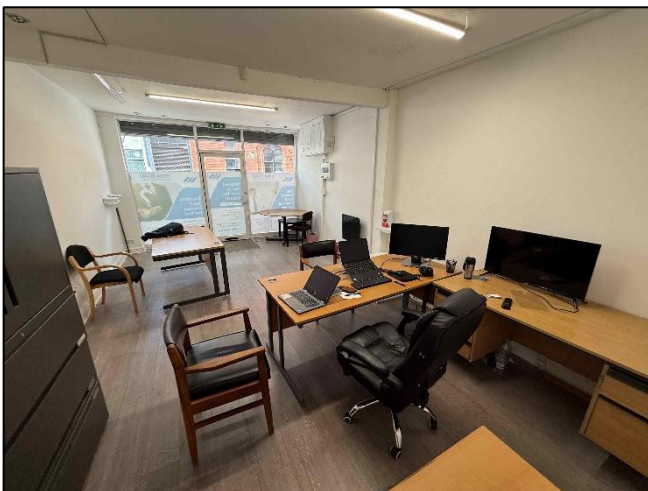
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**TO LET**  
CONTACT  
079801 2300

**54 MARSH STEET SOUTH, HANLEY,  
STOKE ON TRENT, STAFFORDSHIRE,  
ST1 1JD**

**TO LET**  
**£6,300PA**

- Town centre retail/office unit available for immediate occupation
- NIA: 524 sq ft plus staff WC
- Close to a number of public car parks and transport links
- Would suit a plethora of different businesses looking for affordable rent in the city



**54 MARSH STREET SOUTH  
HANLEY, STOKE ON TRENT  
ST1 1JD**

**GENERAL DESCRIPTION**

A mid-terraced building of brick elevations located in a predominantly commercial location on the fringe of the town centre in Hanley. The unit has window frontage onto Marsh Street South just off TTrinity Street which leads into the centre. The property comprises an open plan sales or office area with additional sales or storage to the rear. At the side is a kitchenette and WC. The unit benefits from laminate flooring and a single glazed aluminium framed window frontage.

**LOCATION**

The property is located on Marsh Street South just off Trinity Street and within a 2 minute walk of the centre of Hanley. Hanley can be accessed via the A500 and A50 and is 5 miles from junction 15 of the M6 motorway.

**SERVICES**

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

**VAT**

The rent is not subject to VAT.

**TENURE**

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every 3 years and with the incoming tenant paying £300 plus VAT for the preparation of the lease.

**BUSINESS RATES**

Rateable Value: £7,300 (26/27)

Rates Payable: £2,788.60 pa

Retail, hospitality or leisure use

Rates Payable: £3,153.60 pa

Any other use

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

**ACCOMMODATION**

Ground Floor:

Retail zone A: 250 sq ft

Retail zone B: 226 sq ft

Retail zone C: 48 sq ft

WC --

**NIA: 524 sq ft**

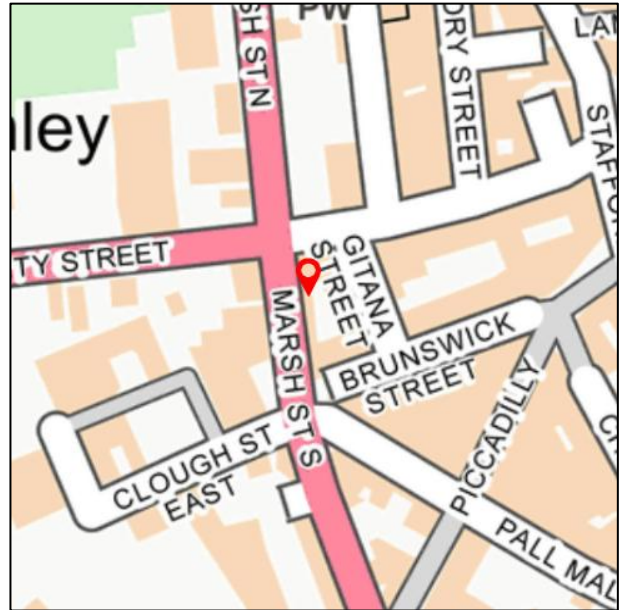
**ANTI MONEY LAUNDERING REGULATIONS**

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.

**EPC**

Band G (exempt)

**54 MARSH STREET SOUTH  
HANLEY, STOKE ON TRENT  
ST1 1JD**



**OFFICE**

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ST5 1BT

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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