

RORY MACK
ASSOCIATES

99-101 STAFFORD STREET, HANLEY, STOKE ON TRENT, STAFFORDSHIRE, ST1 1LS

FOR SALE
£175,000
TO LET
£17,500 PAX

- Prominently located retail premises in city centre
- On the junction of Hope Street and Foundry Street
- Potential to convert upper floors into flats (STP)
- NIA: 2,995 sq ft over 3 floors with 1,068 sq ft of sales
- EPC – Band E (118)





99-101 STAFFORD STREET

HANLEY, STOKE ON TRENT

ST1 1LS

GENERAL DESCRIPTION

A very prominently located commercial property of concrete frame with brick elevations punctuated by large display windows with a flat roof covering in the centre of Hanley. The flat roof has been re-sealed with 3 separate layers of AH10 Liquid and now comes with a 10 year guarantee from July 2024. The building has previously been used as a retail unit with two floors of storage above, although the upper floors would suit a residential conversion as there are two internal staircases either side of the property. The ground floor has a sales area of 1,068 sq ft arranged in open plan with an extensive glazed frontage to Quadrant Road and Hope Street. The first and second floors are also open plan and currently provide ancillary storage with the second floor also providing an office, kitchen and WC. The property benefits from reinforced concrete floors, a mix of double and single glazed windows, electric wall heaters and suspended ceilings.

LOCATION

The property faces the top of Hope Street in the centre of Hanley and is within a 30 second walk to the entrance to The Potteries Centre.

SERVICES

Mains water, drainage, electricity and gas fired central heating installed. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £12,500

Rates Payable: £4,775 pa (26/27)

Note: If you qualify for Small Business Rates you may be entitled to a 100% rates payable exception.

TENURE

Available freehold, subject to contract and with vacant possession.

Alternatively, by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for a contribution of £300 plus VAT for the preparation of the lease.

VAT

The sale price/rent is not subject to VAT.

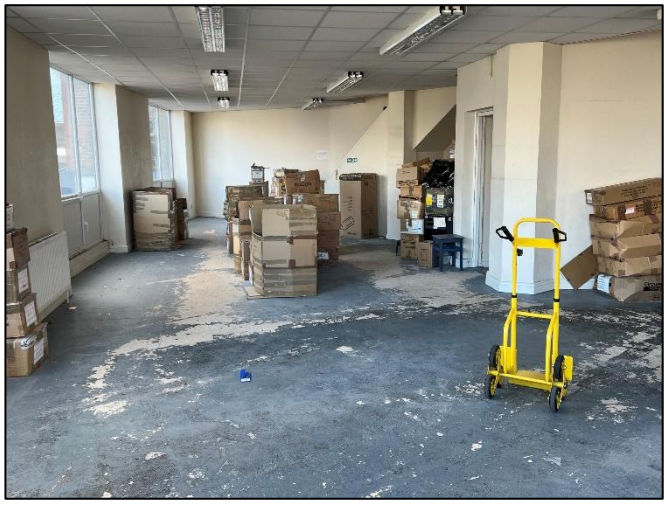
ACCOMMODATION

<u>Ground floor</u>	
Sales:	1,068 sq ft
<u>First floor</u>	
Internal storage:	982 sq ft
<u>Second floor</u>	
Internal storage, office and kitchen:	945 sq ft
WC	-
Total NIA:	**2,995 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.

First floor



Second floor

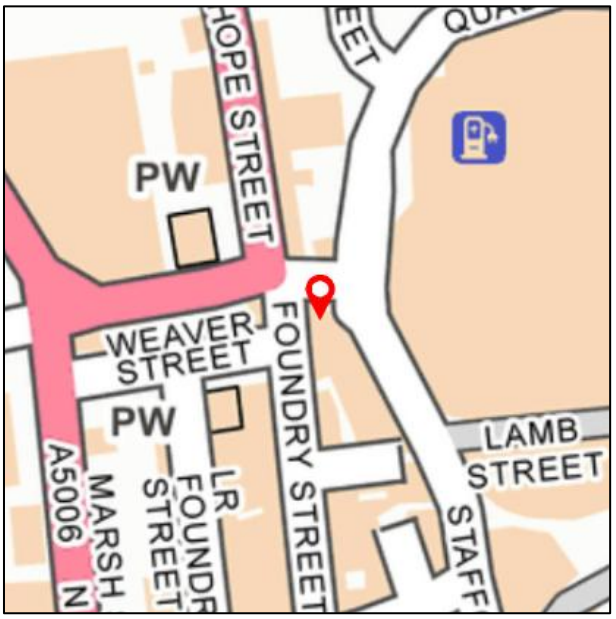


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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