TO LET

RETAIL PREMISES

38 PICCADILLY, HANLEY, STOKE-ON-TRENT, ST1 1EG

mounsey
CHARTERED SURVEYORS

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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LOCATION

The property is located centrally on Piccadilly, with a range of surrounding occupiers including retail, professional offices, cafes and restaurants. Piccadilly is located within the Cultural Quarter with The Mitchell Arts Centre, Potteries Museum & Art Gallery and the Regent Theatre all within close vicinity.

Hanley Bus Station is only 0.3 mile from the property and Stoke-on-Trent Railway Station is 1.3 miles.

DESCRIPTION

A deceptively large, ground floor retail premises with rear stores, WCs and kitchen. The premises have been returned to a shell and subject to further discussions regards the finish for an occupiers intended use.

ACCOMMODATION	SQ M	SQ FT
Sales area Net frontage 3.48m Sales area depth 17.97m	75.76	815
Raised sales area	29.50	318
Ancillary storage Kitchen 2 x WCs	54.13 11.18	583 120

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TENURE

The premises are available on a new lease for a term to be agreed on a new internal repairing and insuring basis.

RENT / PRICE

£10,000 per annum, VAT not applicable.

RATING ASSESSMENT

Follow the link to the business rates website listing to estimate the rates payable Summary valuation - Valuation Office Agency - GOV.UK. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council). Interested parties may qualify for Small Business Rates Relief.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

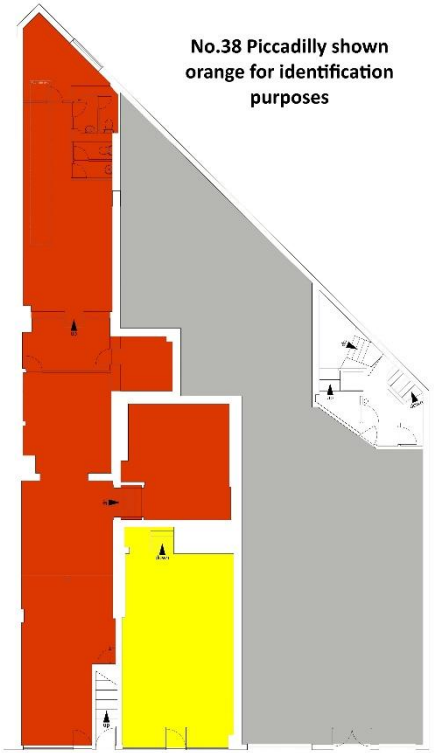
The unit is believed to have 3 phase electric supply with its own mains electric and water supplies. No services have been tested by the agent and interested parties are advised to make their own investigations to satisfy themselves of their suitability.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with a sale.



Ground Floor Plan
PICCADILLY

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EPC

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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

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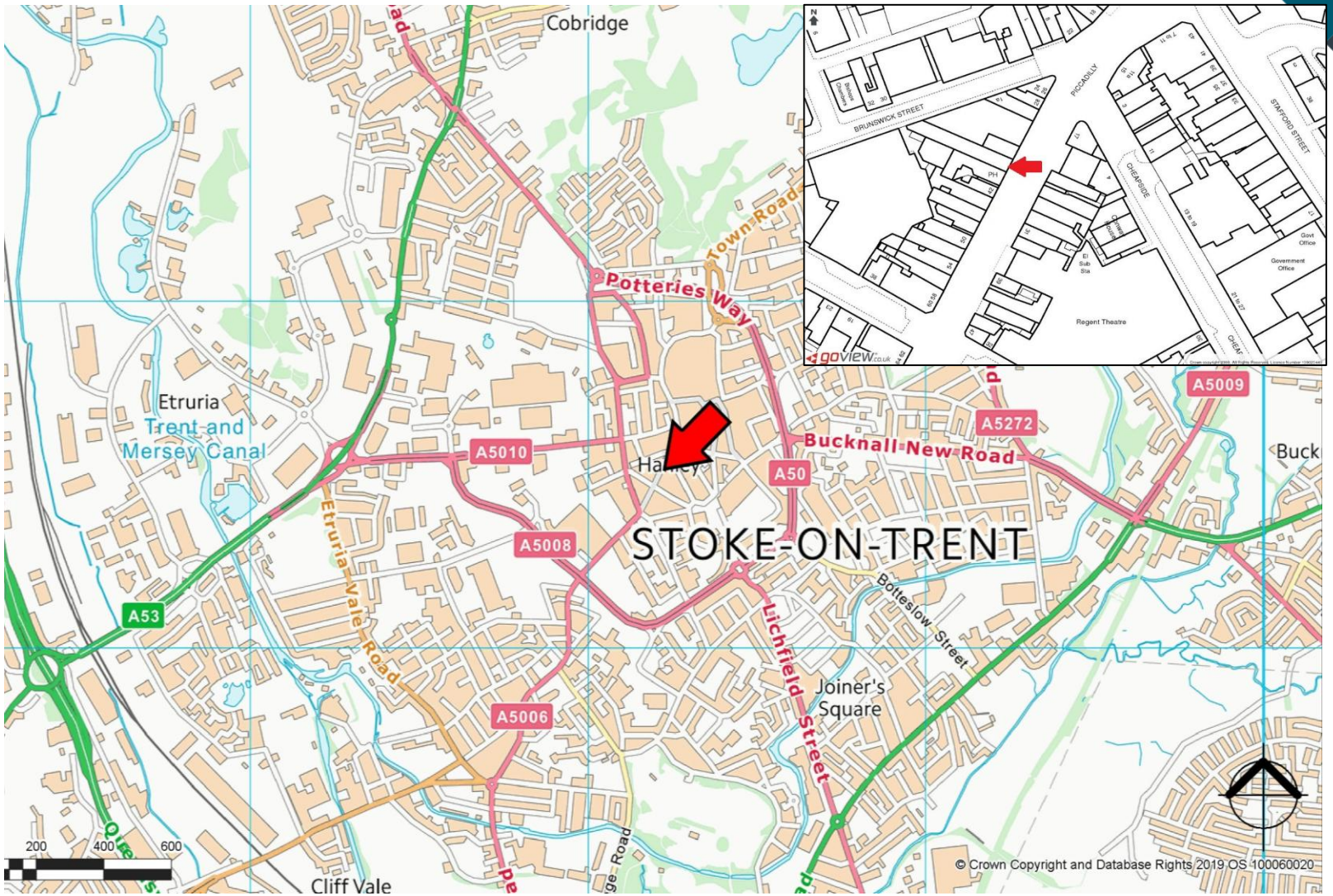
Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.

Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.

Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.

Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.