

# TO LET

## RETAIL PREMISES

42 MARSH STREET, HANLEY, STOKE-ON-TRENT, ST1 1JD



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## LOCATION

The subject property is prominently situated on Marsh Street, close to its junction with Trinity Street, on the periphery of the City Centre (Hanley). Surrounding uses include a combination of retail, restaurant and leisure.

## DESCRIPTION

The property comprises a self-contained, double fronted mid-terrace property of traditional masonry construction beneath a pitched and tiled roof surface. The property benefits from the following characteristics;

- Two open plan retail areas
- Ancillary stores/offices on the first floor formerly used as professional offices
- WCs
- Kitchen

Gas central heating (not tested)

ACCOMMODATION	SQ M	SQ FT
Retail Area	57.23	616.00
First Floor Area	85.10	916.00
Total	142.33	1,532

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

£8,500 per annum exclusive of VAT.

## EPC

The property has an EPC rating of an E - 123

## RATING ASSESSMENT

The rating assessment listed in the VOA 2017 list is £7,800. The rating assessment listed in the VOA April 2023 list is £6,700. An occupier may be eligible for small business rates relief - we would recommend that any further enquiries are directed to the local rating authority (Stoke-on-Trent City Council).

## PLANNING

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

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

## SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## 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.

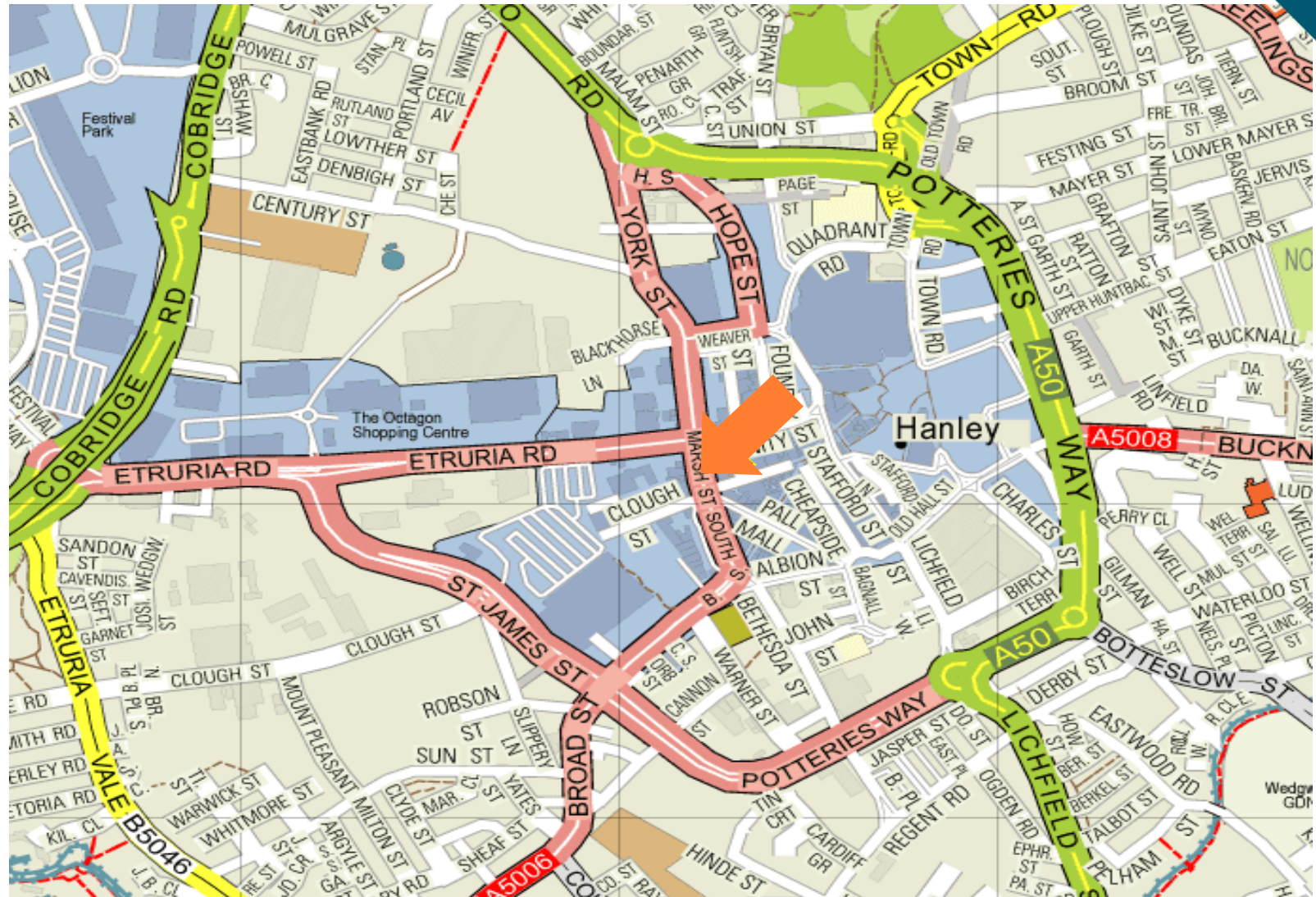
## CONTACT

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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.**

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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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.