

TO LET

RETAIL PREMISES

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



RETAIL PREMISES

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

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.

RETAIL PREMISES

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

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property.
- iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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.

mounseysurveyors.co.uk  01782 202294



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.