

TO LET

RETAIL

UNIT 5 AMISON STREET, MEIR HAY, STOKE-ON-TRENT, ST3 1LD



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



RETAIL

UNIT 5 AMISON STREET, MEIR HAY,
STOKE-ON-TRENT, ST3 1LD



LOCATION

The premise forms part of a parade of shop with a large, shared car park, occupying a prominent location adjoining the Tesco store, on the established estate in Meir Hay area of Stoke-on-Trent, serving a substantial local catchment and benefiting from strong levels of passing and convenience trade. The property is situated approximately 2 miles south-east of Longton town centre and enjoys excellent connectivity to the A50, providing direct links to the M6 and wider Midlands motorway network.

The surrounding area comprises a densely populated residential community with an estimated population of approximately 60,000 residents within a 2-mile radius, providing a strong and sustainable customer base for a range of retail, healthcare, professional services and other neighbourhood-focused occupiers.

The immediate locality is characterised by high levels of owner occupation and established family housing, supporting consistent local spending patterns.

The parade of shops currently comprises of Tesco convenience store, pharmacy, vape & tanning salon, Dominoes Pizza and a chip shop.

DESCRIPTION

The premise is a single storey rectangular unit on the end of terrace, with electric roller shutter over the frontage and use of the shared service yard to the rear.

Internally, the premises consists of a front retail area with a range of private rooms, WC, accessible WC and kitchen.

Most recently trading as a beauty salon, previously known as Amison Doctors Surgery but considered suitable for various uses.

RENT & LEASE TERMS

£16,000 per annum, VAT not applicable, on a new effective full repairing and insuring lease for a term to be agreed. The premises are subject to a service charge of £702 plus VAT payable quarterly in advance to cover external repairs, car park maintenance and landscaping.

RETAIL

UNIT 5 AMISON STREET, MEIR HAY,
STOKE-ON-TRENT, ST3 1LD

| ACCOMMODATION | SQ M | SQ FT |
|--------------------------|---------------|--------------|
| Front retail area | 48.75 | 525 |
| Reception office | 8.20 | 88 |
| Accessible WC | | |
| Hallway waiting area | | |
| Room 1 | 11.73 | 126 |
| Room 2 | 13.75 | 148 |
| WC | | |
| Room 3 | 11.70 | 126 |
| Kitchen | 8.36 | 90 |
| Boiler room | 1.86 | 20 |
| Net Internal Area | 104.35 | 1,123 |



RATING ASSESSMENT

The entry in the 2026 VOA assessment is £14,250. Occupiers may qualify for Small Business Rates Discount [Business rates relief: Small business rate relief - GOV.UK](#)

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

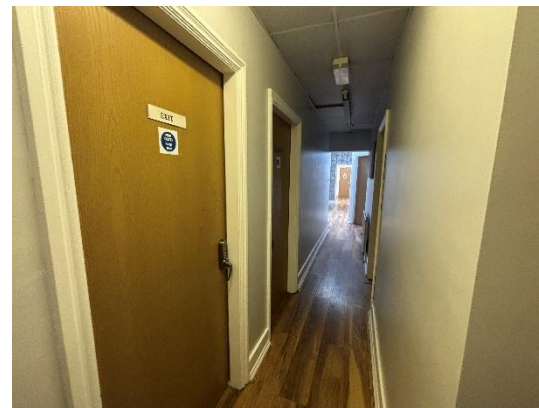
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

SERVICES

All main services are believed to be connected to the property, subject to any reconnection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



RETAIL

UNIT 5 AMISON STREET, MEIR HAY,
STOKE-ON-TRENT, ST3 1LD

LEGAL COSTS

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

VAT

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

EPC

C-65, expiring 1st March 2036.

MONEY LAUNDERING

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

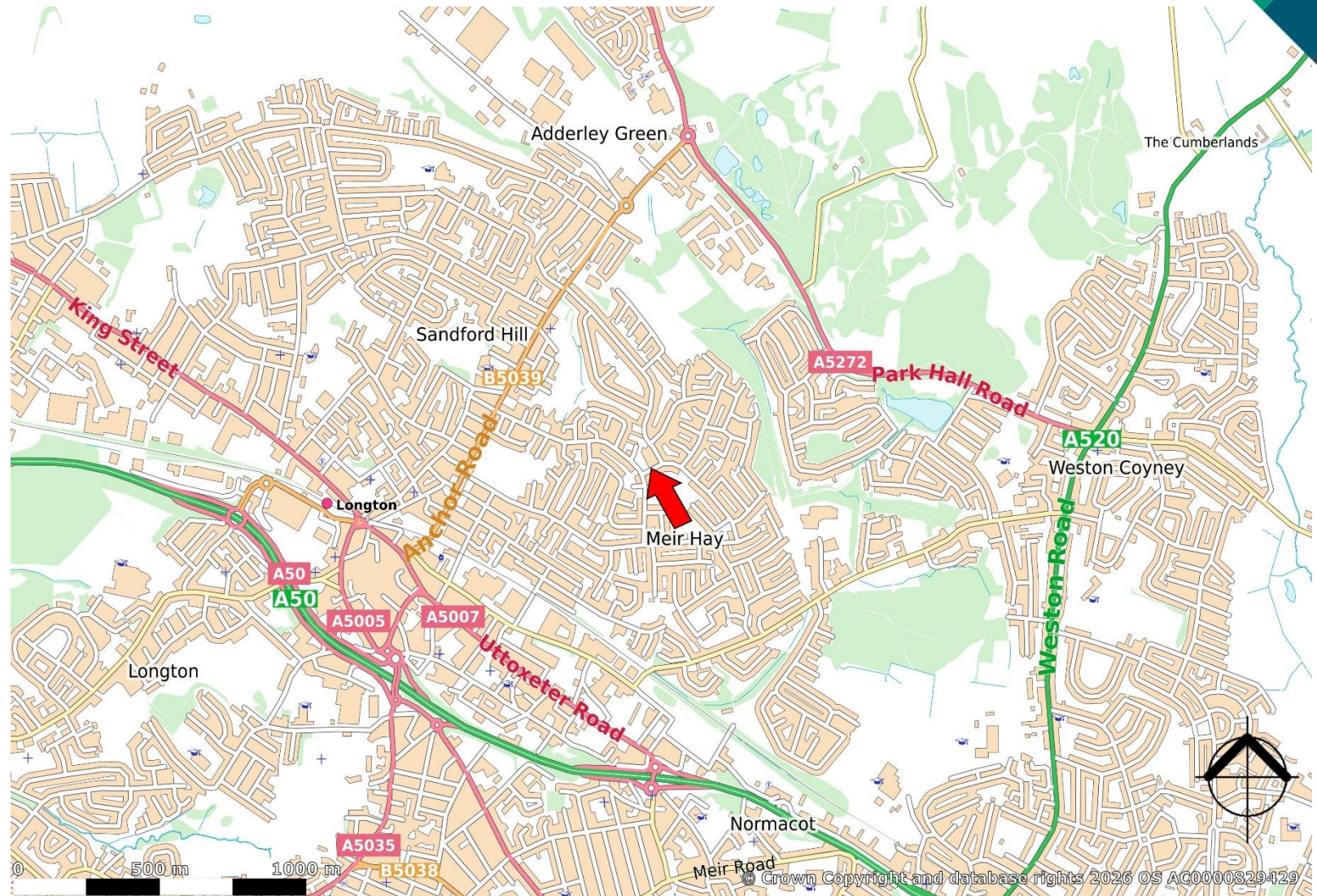
CONTACT

Rob Stevenson

E: rob@mounseysurveyors.co.uk

T: 01782 202294

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:

- 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 contract.
- 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.
- 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
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



El Sub Sta

AMISON STREET

JADE COURT

CORINA WAY

DEANS CROFT WAY

FREEBRIDGE CLOSE

LINBURN ROAD

TUTBURY GROVE

50 m

100 m

© Crown Copyright and database rights 2026 OS Acc

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 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.