

# TO LET

RETAIL

PHOENIX WORKS, 510 KING STREET, STOKE-ON-TRENT, ST3 1EZ



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## LOCATION

The property is situated on the edge of Longton town centre and within 0.1 mile are amenities including Longton Bus Station, The Strand (Longton town centre), Tesco, Matalan, Argos and Next.

Major road networks are readily available:

- A50 - 0.2 miles
- A500 'D' Road – 2 miles
- M6 J15 – 4.3 miles

## DESCRIPTION

A two-storey retail unit fronting the busy King Street, forming part of Phoenix Works, with access off the car park to the rear and including two allocated parking spaces plus shared customer parking.

Internally the premises are due to be refurbished to provide retail space over two floors, with ground floor kitchen and WC. Alternatively, the Landlord will consider a discounted rent in return for the occupier to undertake refurbishment works.

Phoenix Works offers a range of retail, offices and onsite café set within Grade II Listed buildings and retaining original features, including the bottle kilns. The courtyard and onsite parking make this an attractive and accessible location.

A must for occupiers seeking creative accommodation. Existing occupiers include Glost House café bar, BLINK Creative and BOHSA.

## RENT

£18,000 per annum plus VAT, with the unit being refurbished or a rent to be agreed with the occupier taking on the refurbishment.



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Accommodation	SQ M	SQ FT
Ground Floor	82.07	883
Kitchen & WC		
First Floor	82.07	883
<b>Net Internal Area</b>	<b>164.14</b>	<b>1,766</b>

## TENURE

Available by way of new full repairing and insuring Leases for a term to be agreed. A service charge for contributions towards upkeep and maintenance of common area items is applicable, approximately 8% to 10% of the passing rent.

## RATING ASSESSMENT

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council). Interested parties may qualify for 100% Small Business Rates Relief.

## 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 is applicable.

## SERVICES

All main services are believed to be connected to the property, subject to any reconnection. The premise does not have any fixed heating. 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. The ingoing tenant is to provide a £1,000 undertaking which will be returned upon completion of the lease.

## EPC

TBC

## 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**

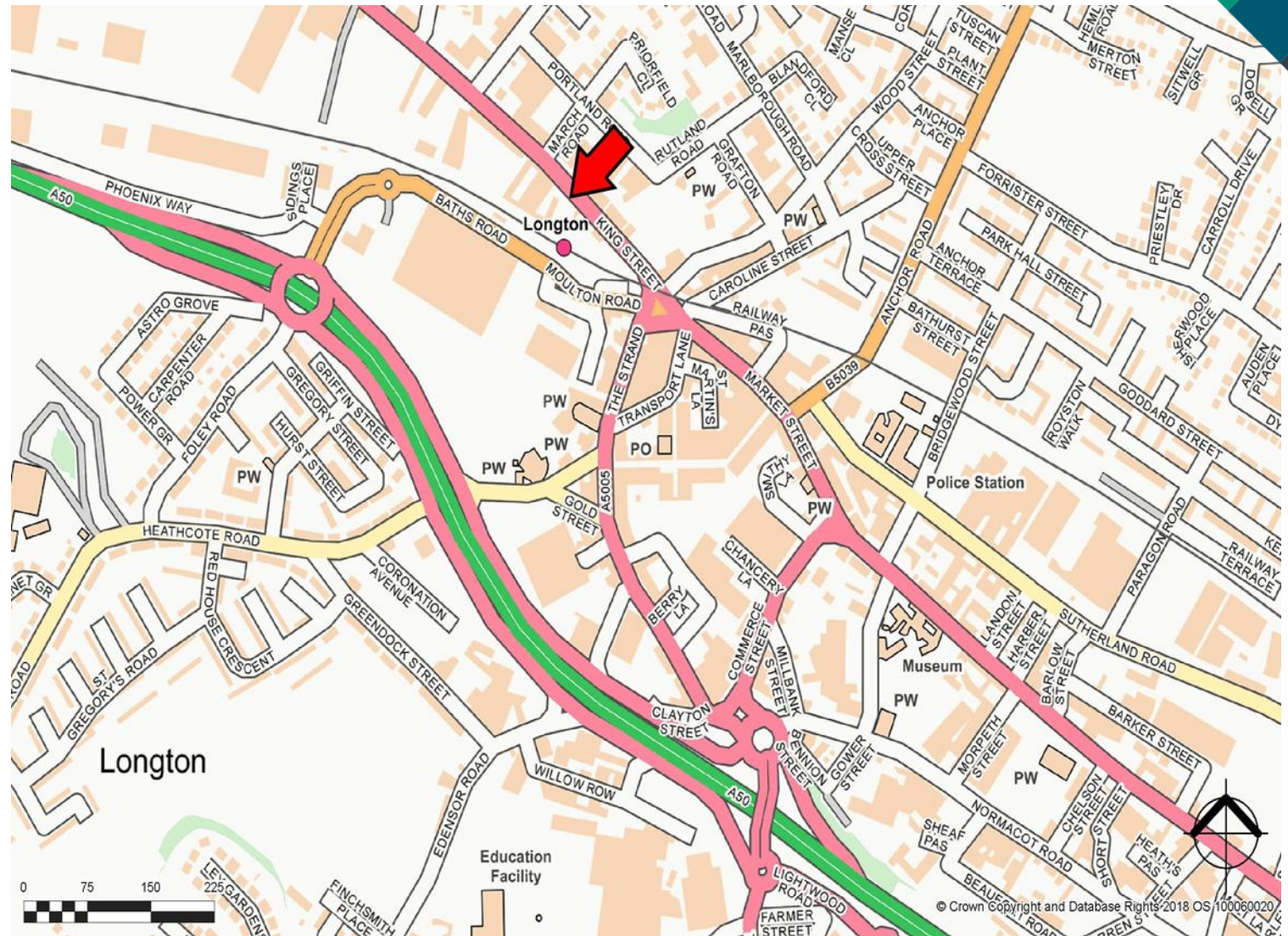
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# Our services

**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.