

TO LET

RETAIL PREMISES

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



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

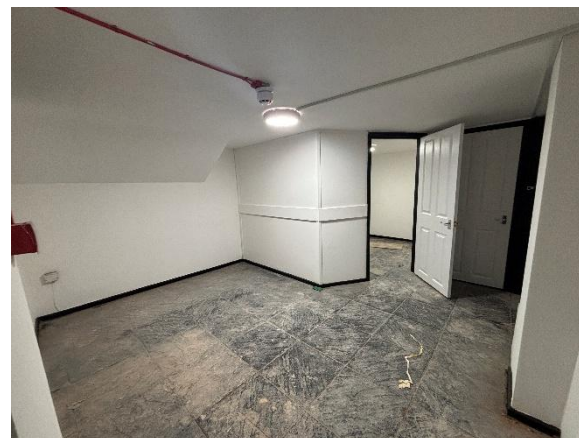
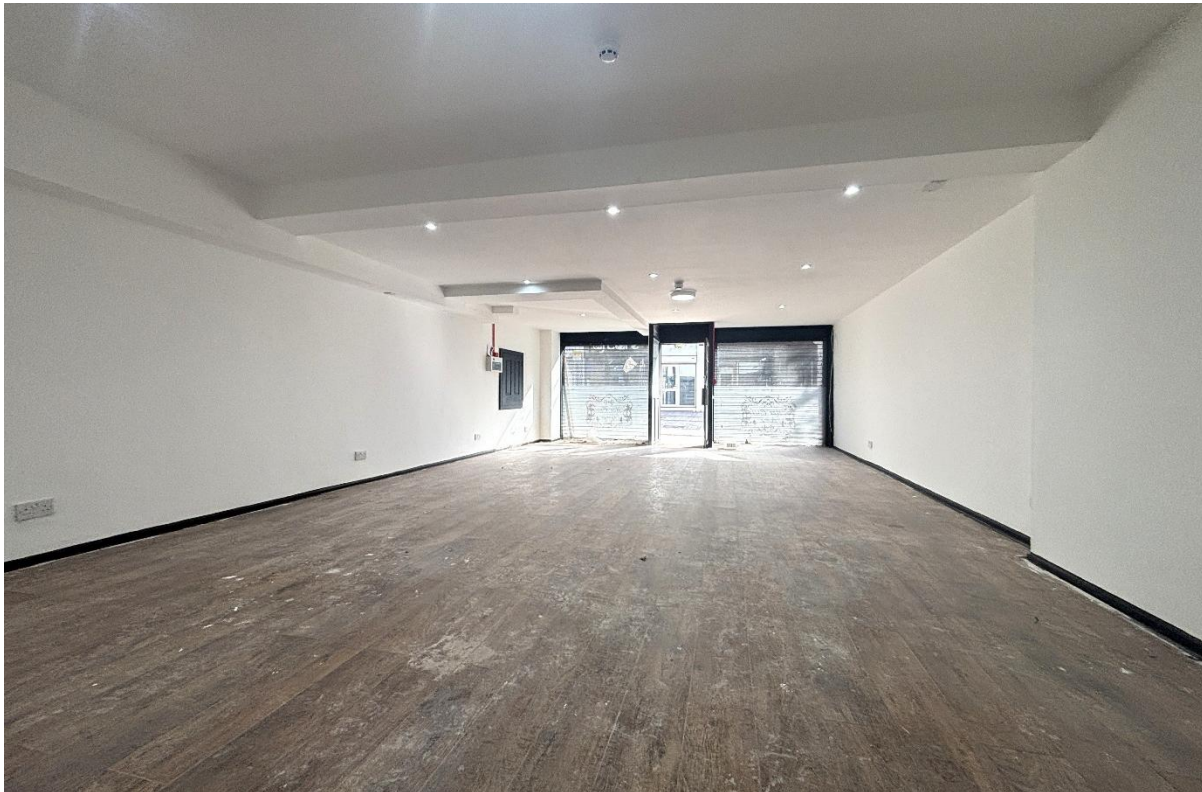
T - 01782 202294

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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 - [360 Tour Link](#)

A ground floor retail premises with split display frontage and a generous sized retail area which has been refurbished. To the rear is a storage area, toilet and kitchen, plus access to a useable basement. The basement also has a toilet and can be accessed from Brunswick Street at the rear. Externally, the unit benefits from roller shutters.

ACCOMMODATION	SQ M	SQ FT
Sales area	51.48	554
Net frontage 5.4m		
Sales area depth 9.46m		
Stores	16.76	180
WC		
Basement	14.99	323
WC		

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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

The premises assessment in the 2023 list is £10,250. 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

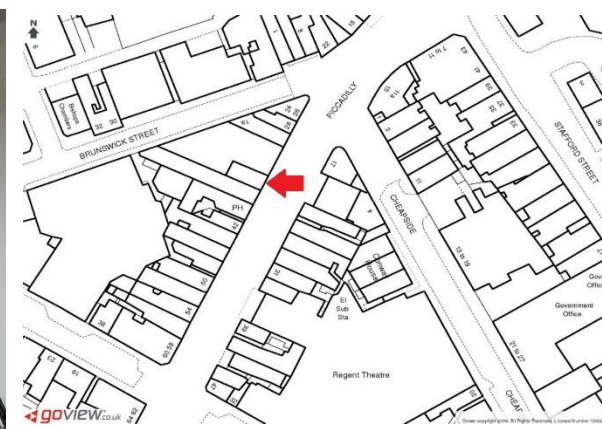
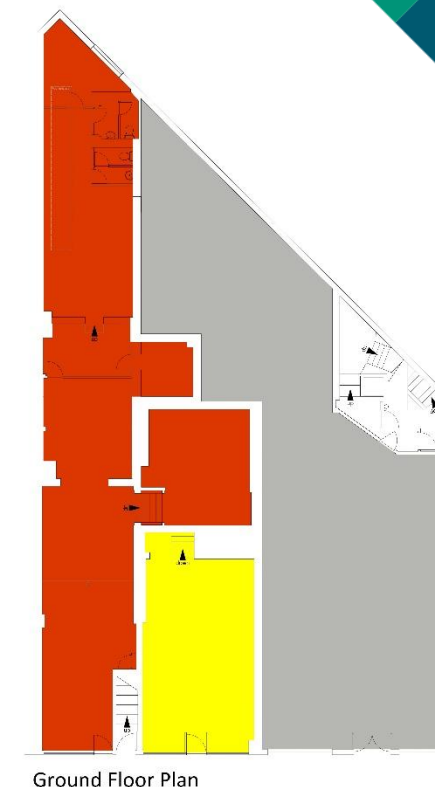
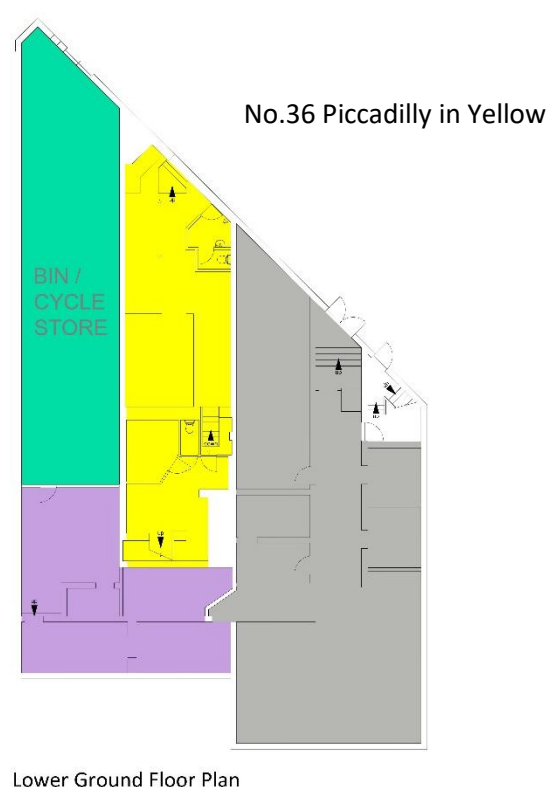
The ground floor unit has its own mains electric and water supplies. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

EPC

B 45, expiring 25th September 2035.

LEGAL COSTS

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



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VAT

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

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.

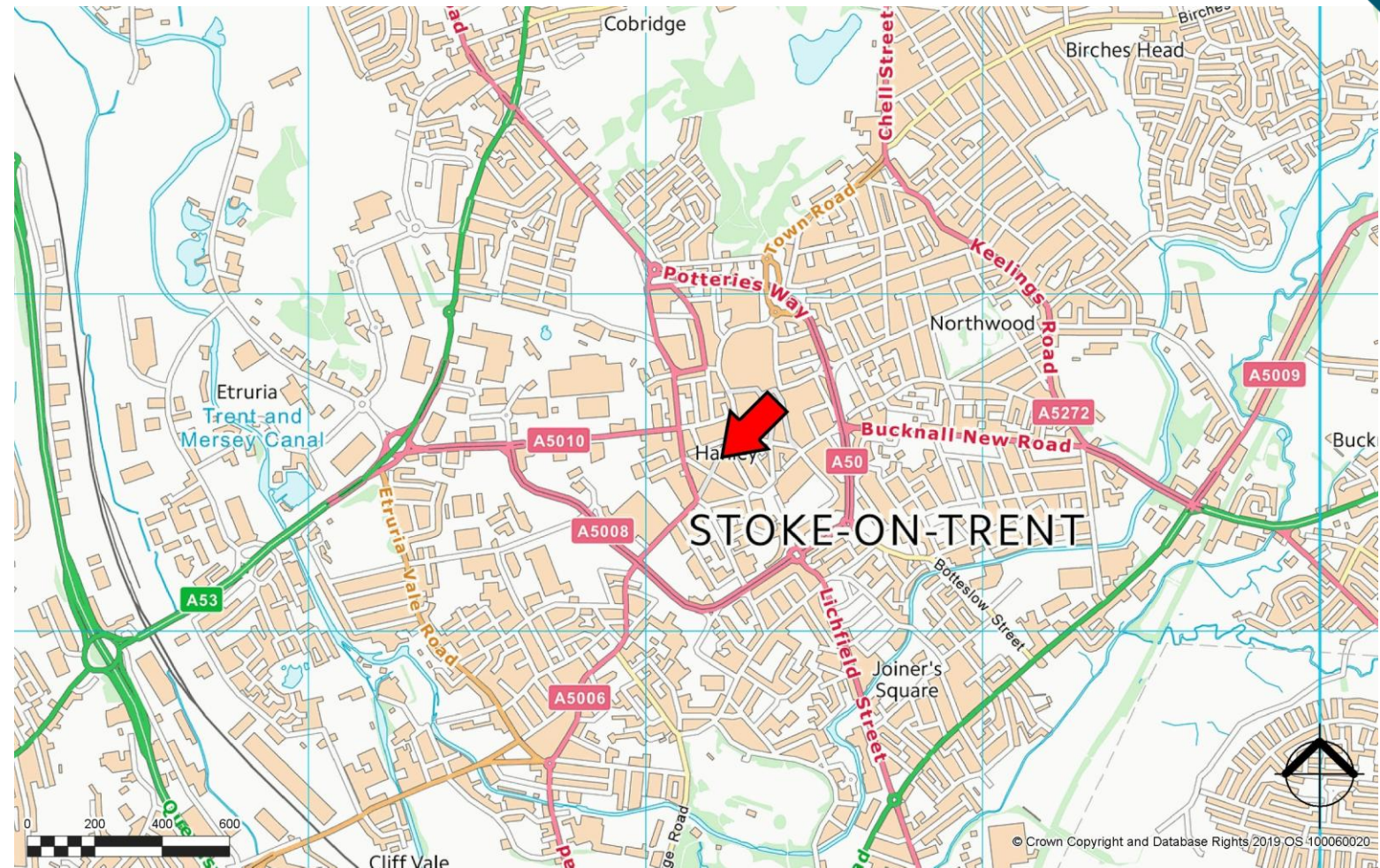
CONTACT

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



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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.



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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.



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