

TO LET / FOR SALE

RETAIL / PROFESSIONAL OFFICES

GROUND & LOWER GROUND FLOOR, 2 BROAD STREET, HANLEY, STOKE-ON-TRENT, ST1 4HL



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

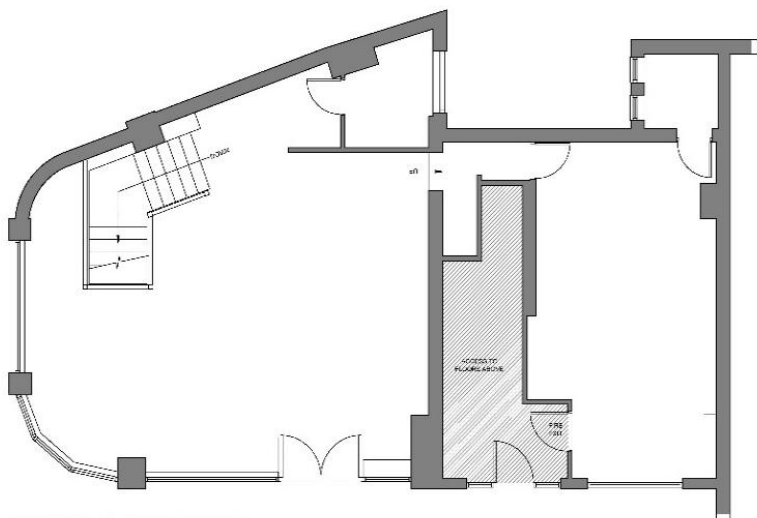
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GROUND FLOOR LAYOUT



BASEMENT LAYOUT

LOCATION

The property is prominently located on the corner of Broad Street and Marsh Street North. There are a range of amenities in the vicinity including The Mitchell Arts Centre, Potteries Museum & Art Gallery and the Regent Theatre. The property is also in close proximity of Tesco Super Store and the Smithfield Development, a mix of office, retail, residential and leisure uses including the Hilton Hotel.

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 Click Here](#)

A refurbished ground floor premises benefitting from a main sales/office area with full height display windows, suspended ceiling, air-conditioning and central heating. Walls will be newly decorated and charcoal carpet tiles are also due to be fitted.

A secondary office/sales area is accessible off the main sales area, behind the upper floors entrance.

The lower ground floor provides storage areas, 2 x WC's and kitchen.

The upper floors are self-contained flats under separate ownership on a long leasehold at a peppercorn rent.



ACCOMMODATION	SQ M	SQ FT
Main sales area	70.39	758
Secondary sales area	29.39	316
Store	2.74	29
Lower ground floor		
Kitchen	7.19	77
Stores	65.85	709
2 x WC's		

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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, plus contribution towards the service charge for external repairs and maintenance. The service charge applicable to the ground floor is 33.33% of the service charge costs for external repairs and maintenance.

The commercial unit and freehold are otherwise available to purchase, subject to the existing long-leasehold of the upper floors.

RENT / PRICE

£15,000 per annum or to purchase at £150,000.

RATING ASSESSMENT

The premise holds two assessments in the 2023 list of £11,000 and £5,100. 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, gas and water supplies. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

EPC

E – 111 expiring 4th February 2028.



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VAT

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

LEGAL COSTS

The ingoing Tenant shall be responsible for the Landlords reasonable legal/professional costs in connection with the transaction.

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

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.



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.