

RORY MACK

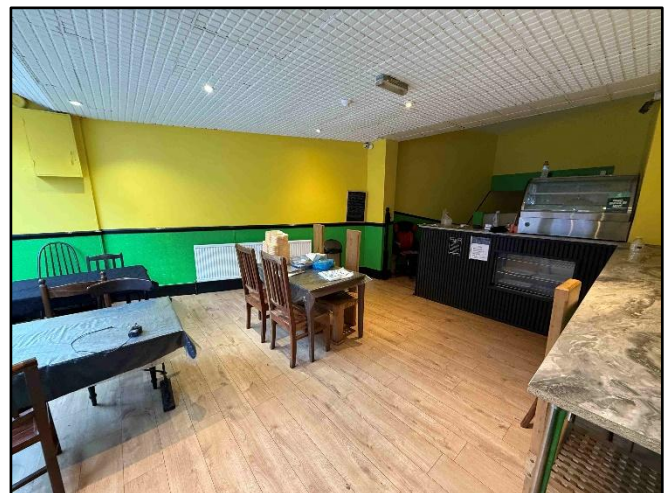
ASSOCIATES



**15 PERCY STREET, HANLEY,
STOKE ON TRENT,
STAFFORDSHIRE, ST1 1NA**

**TO LET
£8,400 PA
PLUS VAT**

- Ground and lower ground former restaurant
- Total NIA: 1,647 sq ft
- Would suit a number of uses to include office, café, retail or bar
- EPC: Band E (111)



15 PERCY STREET

HANLEY, STOKE ON TRENT

ST11NA

GENERAL DESCRIPTION

A ground floor unit comprising a sales area/seating area with fitted kitchen at the rear. The property features a large seating/storage area at lower ground floor level which also includes customer toilets, a bar area and additional storage at the rear. The unit forms part of a parade of shops at the top end of Percy Street which links with Stafford Street in the centre of Hanley. The property has traded as a restaurant most recently and as a café premises prior to that but would suit any type of retail with a large storage space for stock at the lower ground level.

LOCATION

The property enjoys a town centre location and is situated on the edge of the cultural quarter and within walking distance of The Potteries Shopping Centre, The Smithfield Centre and the new bus station at the top of Stafford Street. The unit is close to major retailers such as Subway and TSB Bank.

ACCOMMODATION

Ground Floor:

Front Sales:	267 sq ft
Kitchen:	202 sq ft
WC:	---

Lower Ground Floor:

Seating:	647 sq ft
Reception/bar:	66 sq ft
Storage:	465 sq ft

Total NIA: 1,647 sq ft

SERVICES

Mains gas, electricity, water and drainage are connected. Please note that no services have been tested by the agents.

BUSINESS RATES

Rateable Value:	£8,100
Rates Payable:	£3,094.20pa (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% exemption.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease, for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



