

TO LET

Hanley Large Retail Store.

43,820 sq ft
4,070 sq m

(approx)

Basement, Ground
& First Floor

**3 Market Sq & 15 Lamb St,
Hanley, ST1 1PF**





Description

Hanley is the principal retail centre for Stoke on Trent and is the main business, commercial and cultural hub of the wider Potteries area, with excellent road and rail connections. The subject premises forms part of highly prominent island site in the heart of Hanley's prime retail area, adjacent to Primark and the 560,000 sq ft Potteries Shopping Centre & Hanley Indoor market.

Other nearby occupiers include Card Factory, Hays Travel, Specsavers, Esquires & The Works.

The subject premises are arranged over two trading floors, enjoying prominent frontage and customer entrances onto both Market Square and Stafford Street.



Floor areas (GIA, approx):

Ground Floor Sales – 8,784 sq ft

First floor Sales / Ancillary – 23,196 sq ft

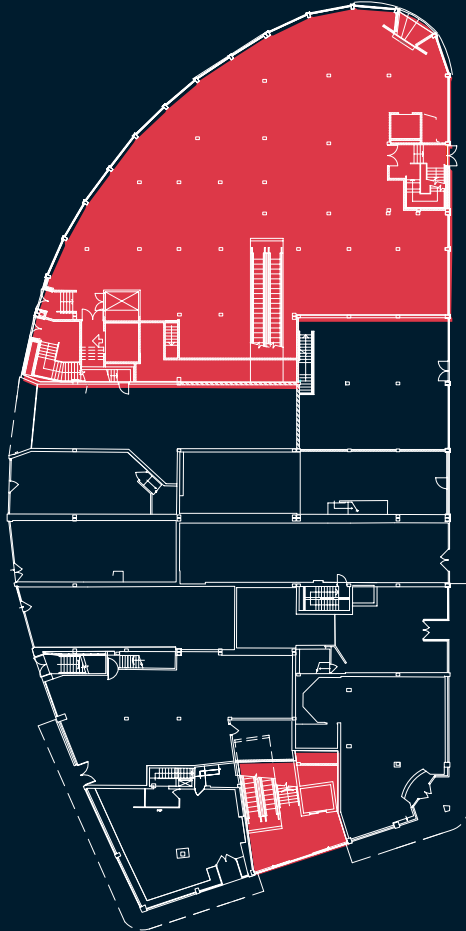
Second floor Ancillary – 6,070 sq ft

Basement Ancillary – 5,770 sq ft

Total – 43,820 sq ft

Floor Plans

Stafford Street

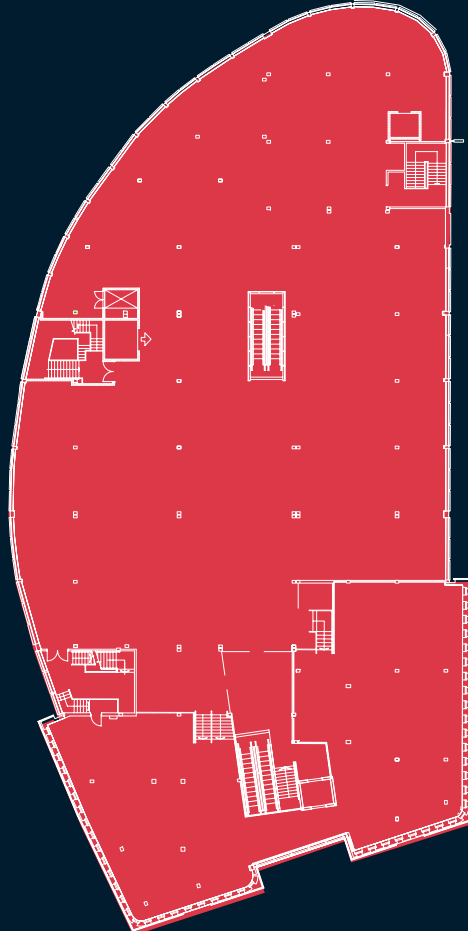


Market Square

Ground Floor

8,784 sq ft

Stafford Street

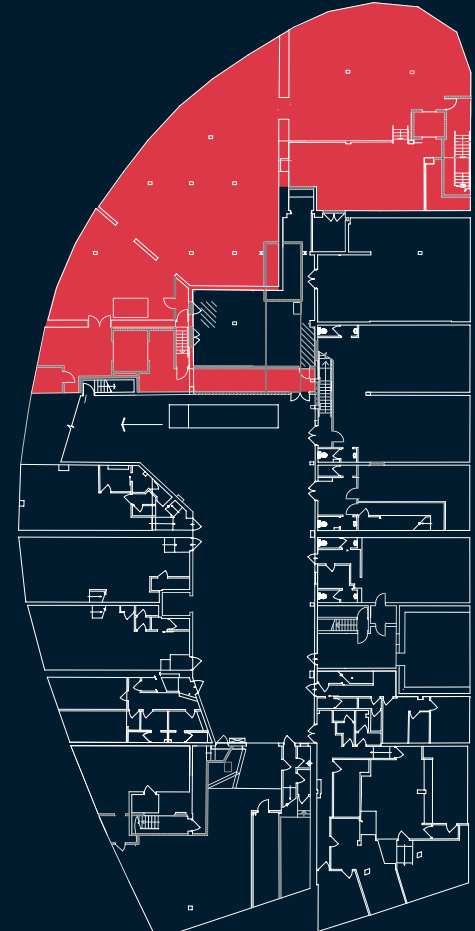


Market Square

First Floor

23,196 sq ft

Stafford Street



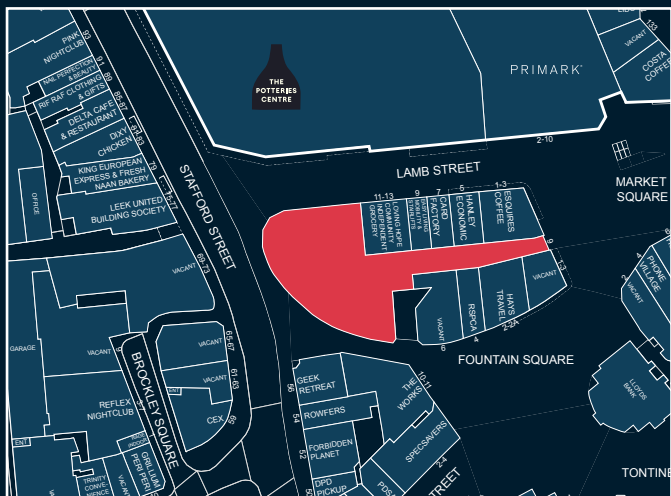
Market Square

Basement

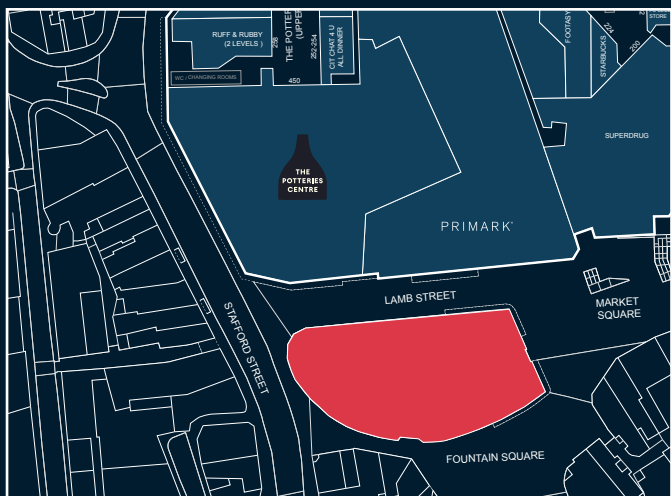
5,770 sq ft

Location Plans

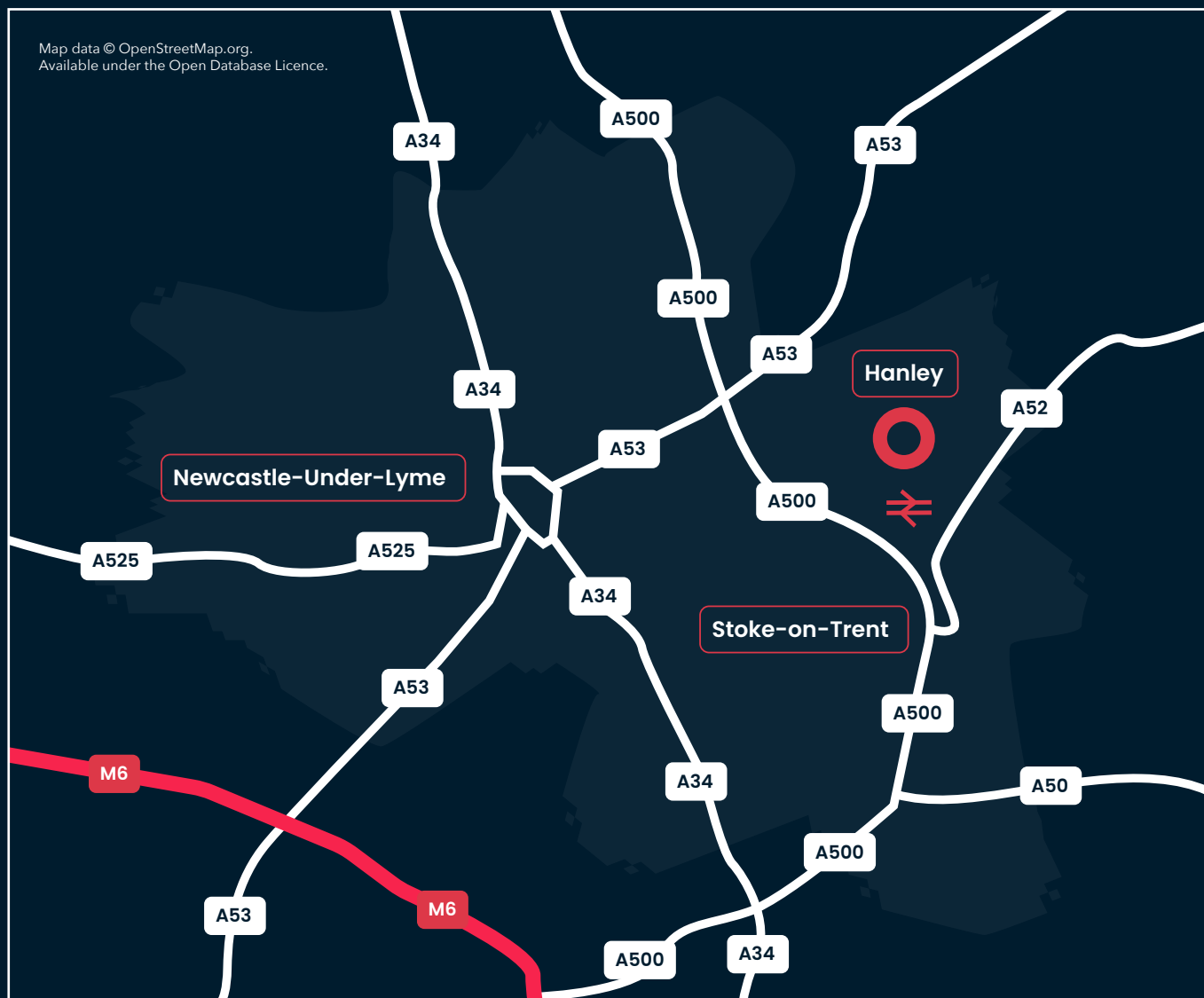
Ground Floor



First Floor



Map





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Lease

Subject to obtaining vacant possession, the property is available on a new effective FRI lease for a term to be agreed.

Rent – on application.

Alternatively, the landlord may consider a sale of their freehold interest. Further information is available upon request.

Rateable Value (2023) £194,000

EPC Rating – TBC

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