

# TO LET

RETAIL / PROFESSIONAL OFFICES

29 PICCADILLY, HANLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 1EN



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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STAFFORDSHIRE, ST1 1EN



## 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

The property is a well maintained two storey mid-terrace building, with ground floor split level retail area, 2 x WCs and storage. The first floor provides further offices or storage. The premises are currently undergoing refurbishment for use as retail or professional offices.

## RENT

£15,000 per annum plus VAT.

## RATING ASSESSMENT

The Rateable Value from 1<sup>st</sup> April 2026 list is £10,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).



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## ACCOMMODATION

Ground Floor	73.44 m <sup>2</sup> (791 ft <sup>2</sup> )
First Floor	54.24 m <sup>2</sup> (584 ft <sup>2</sup> )
<b>Net internal area</b>	<b>127.68 m<sup>2</sup> (1,375 ft<sup>2</sup>)</b>

## SERVICES

All main services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## LEGAL COSTS

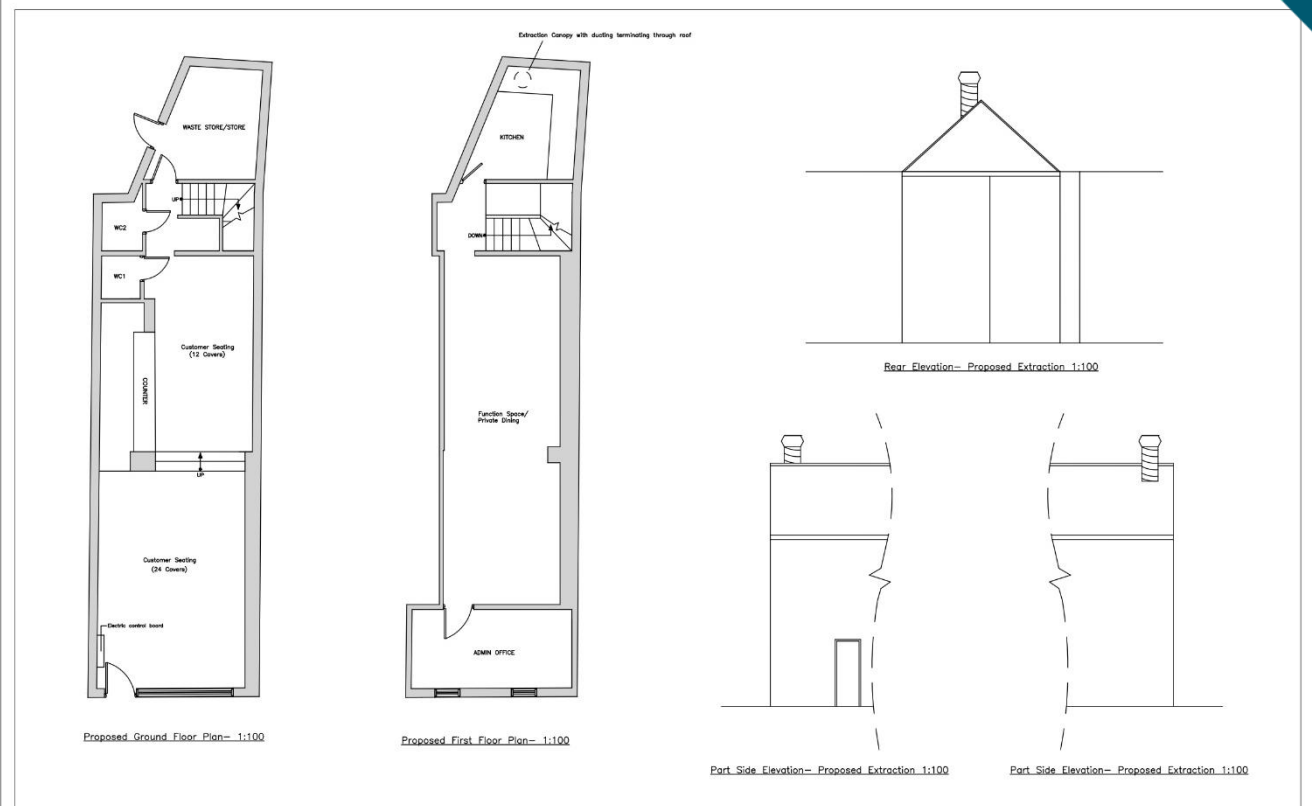
The ingoing tenant is responsible for the Landlords reasonable legal costs.

## EPC


TBC

## VAT

All prices are quoted exclusive of VAT which we understand is applicable.



**Notes:**  
 Referencing is to be read in conjunction with all other relevant drawings & specifications provided by Post My Plans. Use figured dimensions only, all dimensions and levels to be checked on site prior to construction and any discrepancies to be highlighted immediately for the attention of Post My Plans.  
 Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of Post My Plans. Prior to any work commencing on site the local building control officer is to be contacted regarding the current status/revision for regulatory approval. All work to be to the entire satisfaction of the local authority Building Supervisor notwithstanding drawings shown or indicated on these drawings. All workmanship and materials to be the best of their respective kind and of at least equivalent of the appropriate British Standard Code of Practice. All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced.  
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STATUS: PLANNING	DRG NO. (01 of 01)	REV: -	 Tel: 07555291330   Web: www.postmyplans.co.uk Email: info@postmyplans.co.uk
CLIENT: Jack Hardy	SCALE: SEE DWG - SCALED A3	DRAWN BY: Soas	
TITLE: 29 Piccadilly Stoke-on-Trent ST1 1FN	DATE: 13/06/19		

# RETAIL / RESTAURANT

29 PICCADILLY, HANLEY, STOKE-ON-TRENT,  
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## CONTACT

**Rob Stevenson**

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**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival  
Park, Stoke-on-Trent, ST1 5PU



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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.