

# TO LET

## RETAIL PREMISES

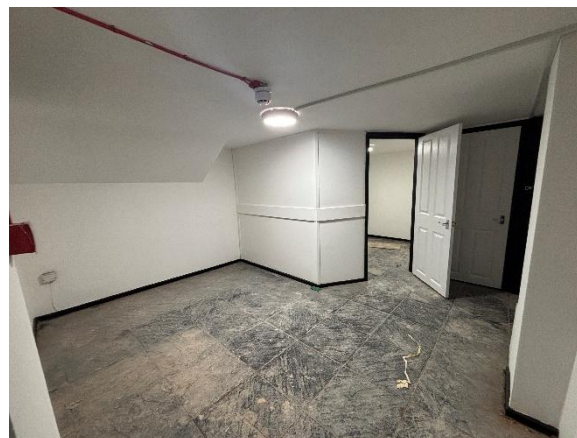
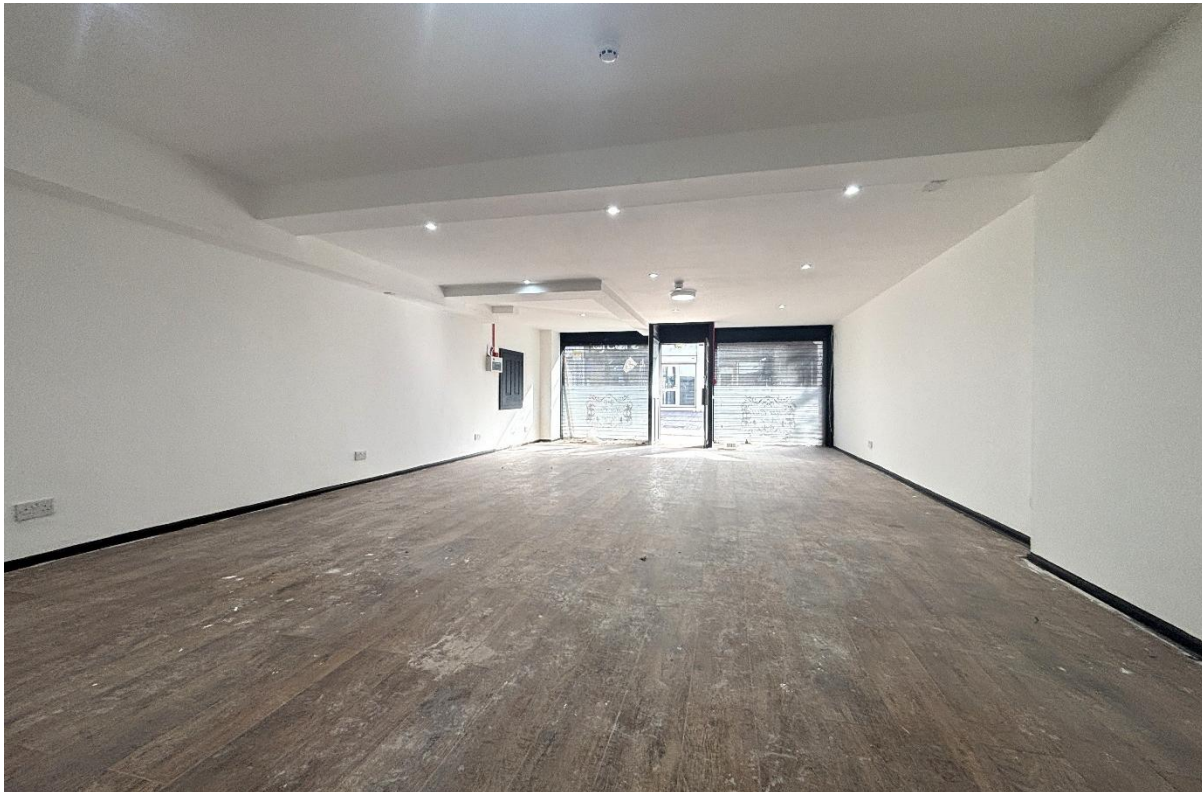
36 PICCADILLY, HANLEY, STOKE-ON-TRENT, ST1 1EG





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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

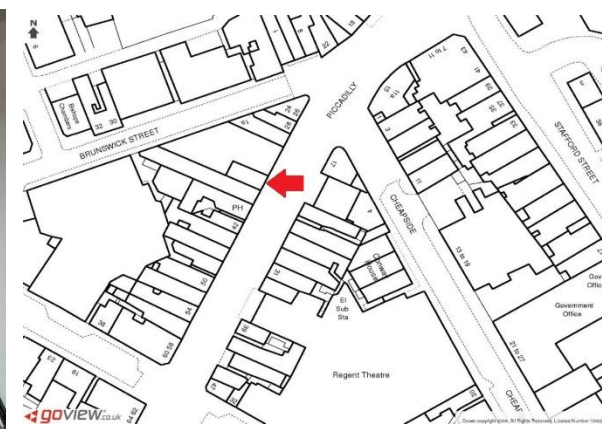
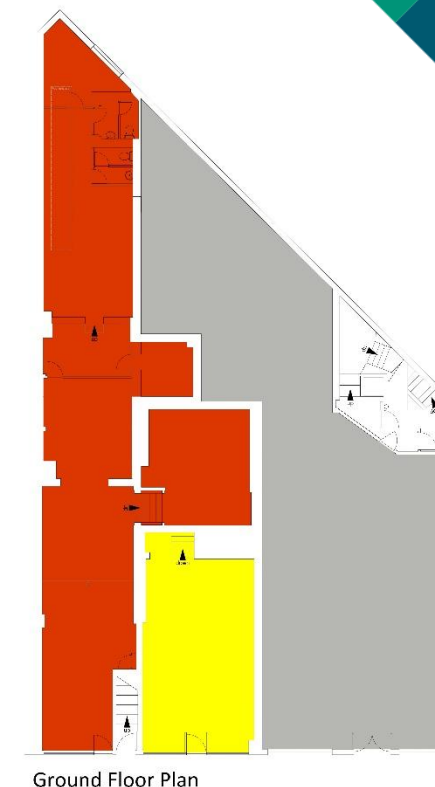
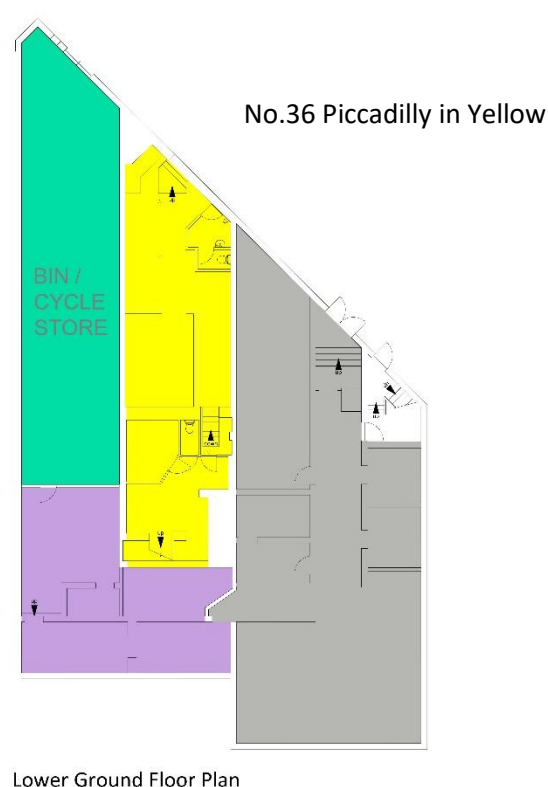
The ground floor unit has its own mains electric and water supplies. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## EPC

B 45, expiring 25<sup>th</sup> 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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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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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