

FOR SALE / TO LET

RETAIL / PROFESSIONAL OFFICES

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



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

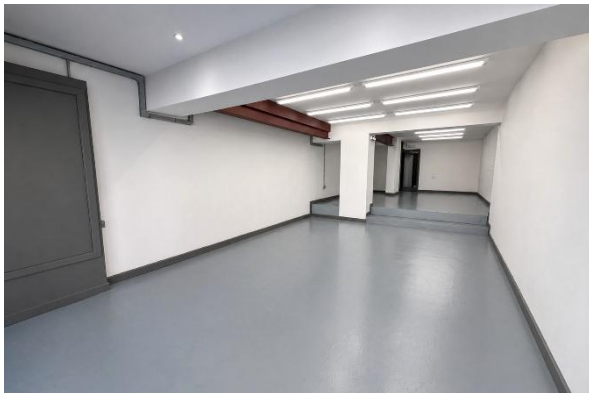
T - 01782 202294

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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

The property is a well maintained two storey mid-terrace building, with ground floor split level retail area, WC and storage at the rear. There is an internal electric roller shutter located at the front of the premises and LED lighting.

The first floor consists of a rear store room and space with potential for a variety of uses, along with an office to the front.

The premises are suitable for uses including retail, professional offices, café or similar will be considered. Licensed bar uses will not be considered.

PRICE / RENT

£180,000 or £15,000 per annum, plus VAT. A lease will be on a full repairing and insuring basis for a term to be agreed and excluded from the Landlord & Tenant Act.

RATING ASSESSMENT

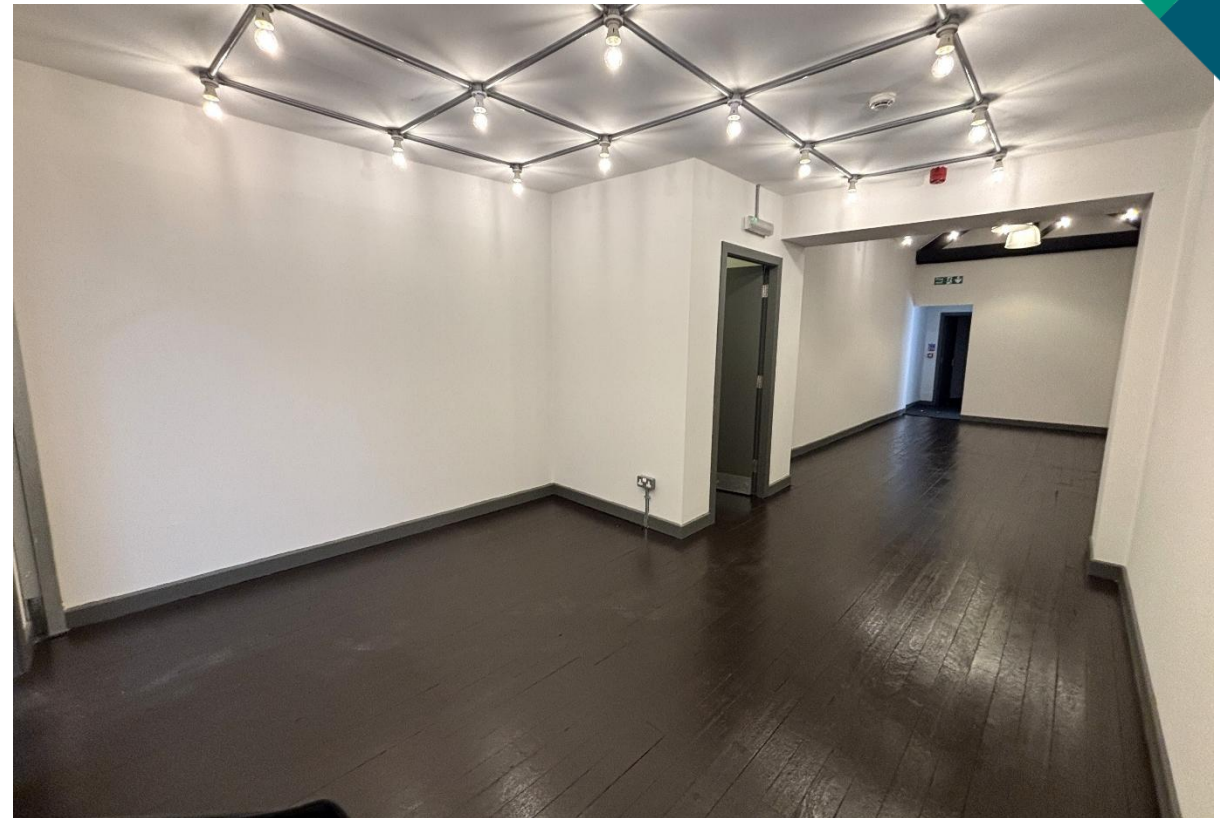
The Rateable Value in the 2026 listing is £10,750. Here is a link to the VOA website [Summary valuation - Valuation Office Agency - GOV.UK](https://www.gov.uk/government/organisations/valuation-office-agency). Interested parties may qualify for 100% Small Business Rates Relief, we recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

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ACCOMMODATION

Ground Floor	
Retail area	54.60 m ² (588 ft ²)
Store cupboard	1.61 m ² (17 ft ²)
WC	
Rear storeroom	8.51 m ² (92 ft ²)
First Floor	
Rear storeroom	9.77 m ² (105 ft ²)
Showroom / retail area	35.27 m ² (380 ft ²)
Front office	10.54 m ² (103 ft ²)
Net internal area	120.29 m² (1,284 ft²)



SERVICES

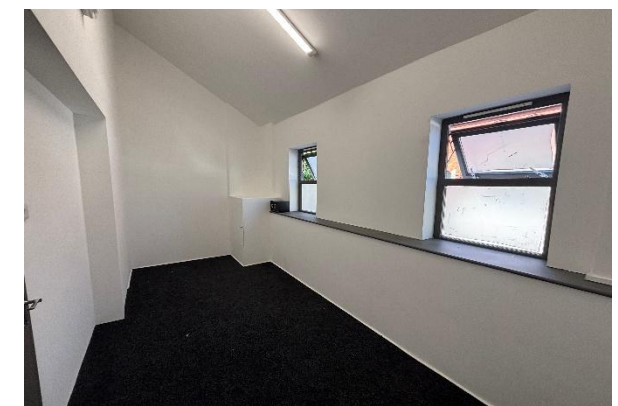
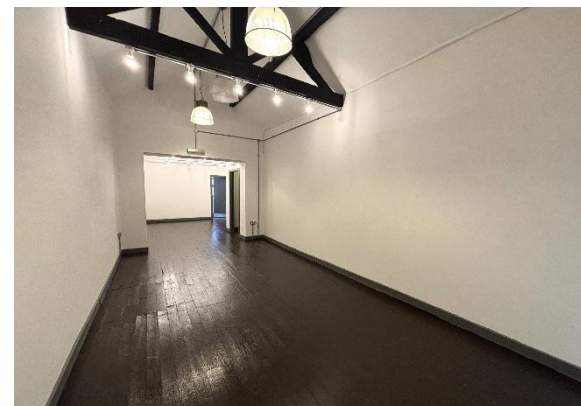
The premises benefit from a 3 phase electric supply and mains water. All main services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

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

LEGAL COSTS

The incoming tenant is responsible for the Landlords reasonable legal costs for the preparation of a lease, or each party are responsible for their own legal costs relating to a purchase.



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EPC

TBC

VAT

All prices are quoted exclusive of VAT which is applicable.

CONTACT

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

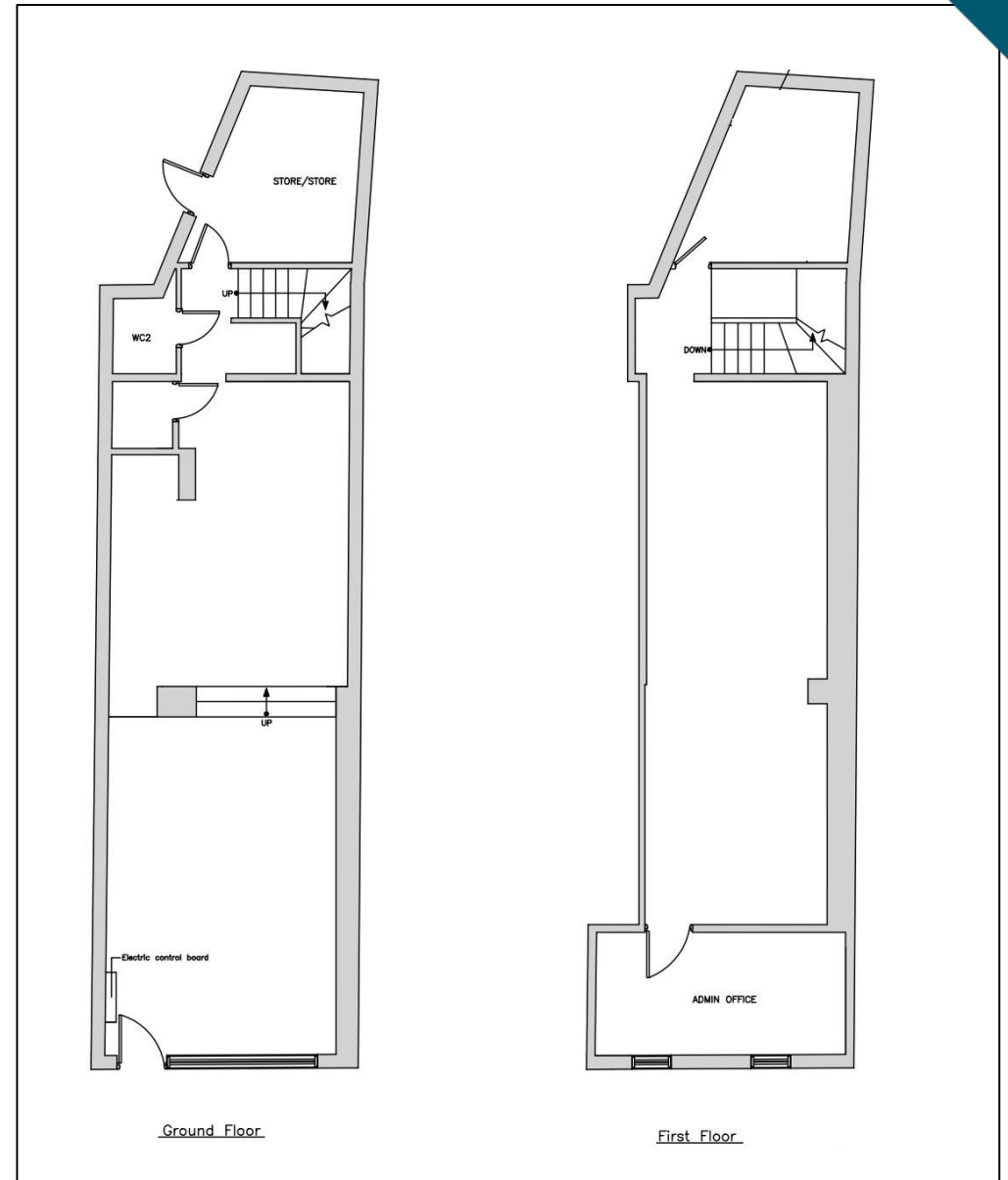
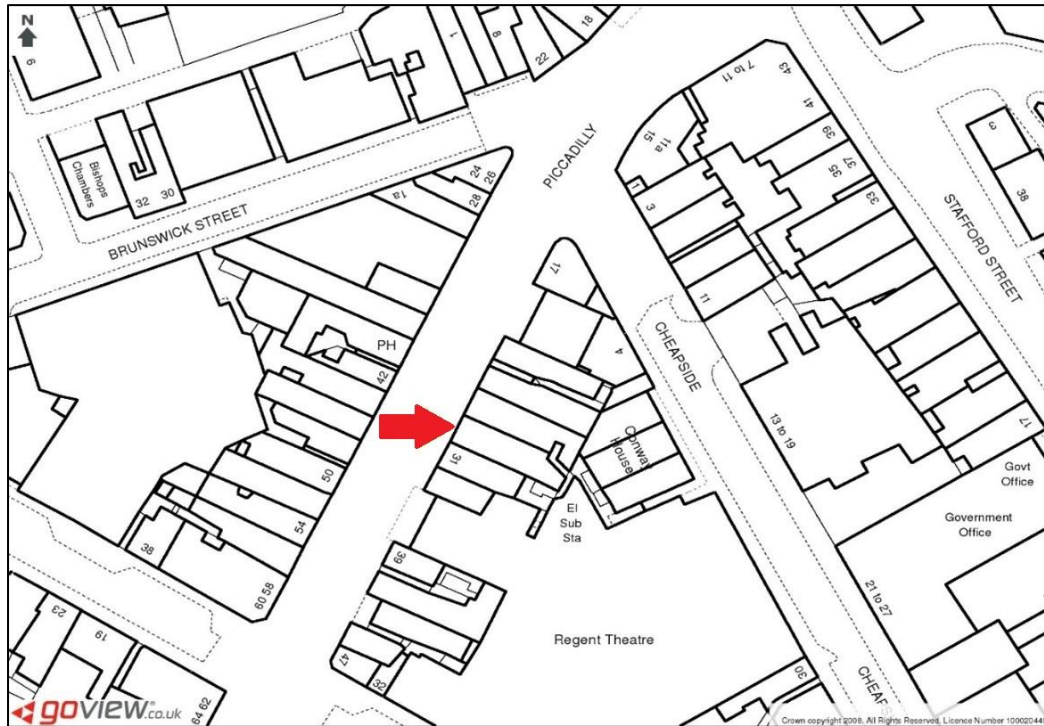


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Our services

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.