

TO LET

RETAIL PREMISES

38 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

A deceptively large, ground floor retail premises with rear stores, WCs and kitchen. The premises have been returned to a shell and subject to further discussions regards the finish for an occupiers intended use.

ACCOMMODATION	SQ M	SQ FT
Sales area	75.76	815
Net frontage 3.48m		
Sales area depth 17.97m		
Raised sales area	29.50	318
Ancillary storage	54.13	583
Kitchen	11.18	120
2 x WCs		

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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

£13,500 per annum, VAT not applicable.

RATING ASSESSMENT

The premises assessment in the 2023 list is £11,750. 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 unit is believed to have 3 phase electric supply with its own mains electric and water supplies. No services have been tested by the agent and interested parties are advised to make their own investigations to satisfy themselves of their suitability.

EPC

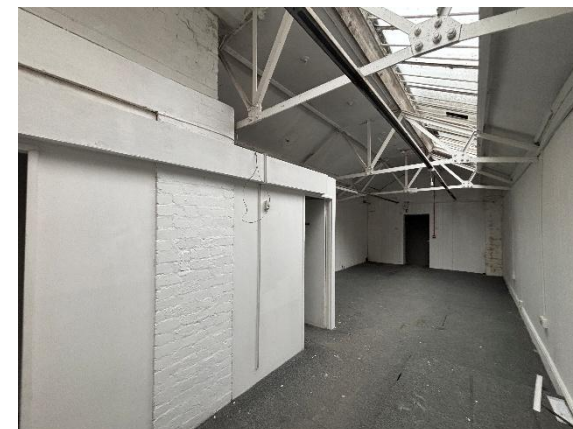
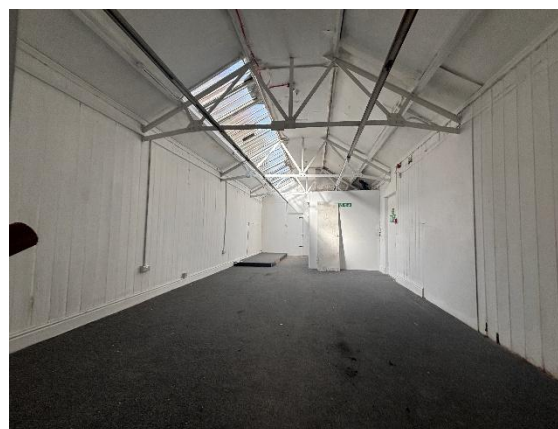
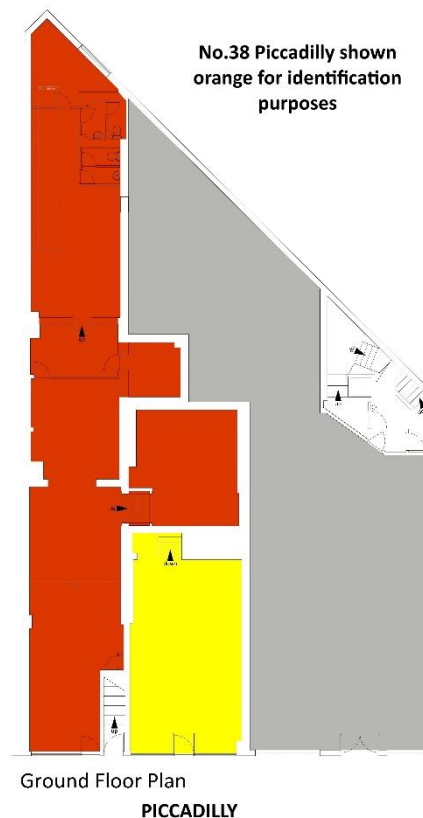
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VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with a sale.



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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.

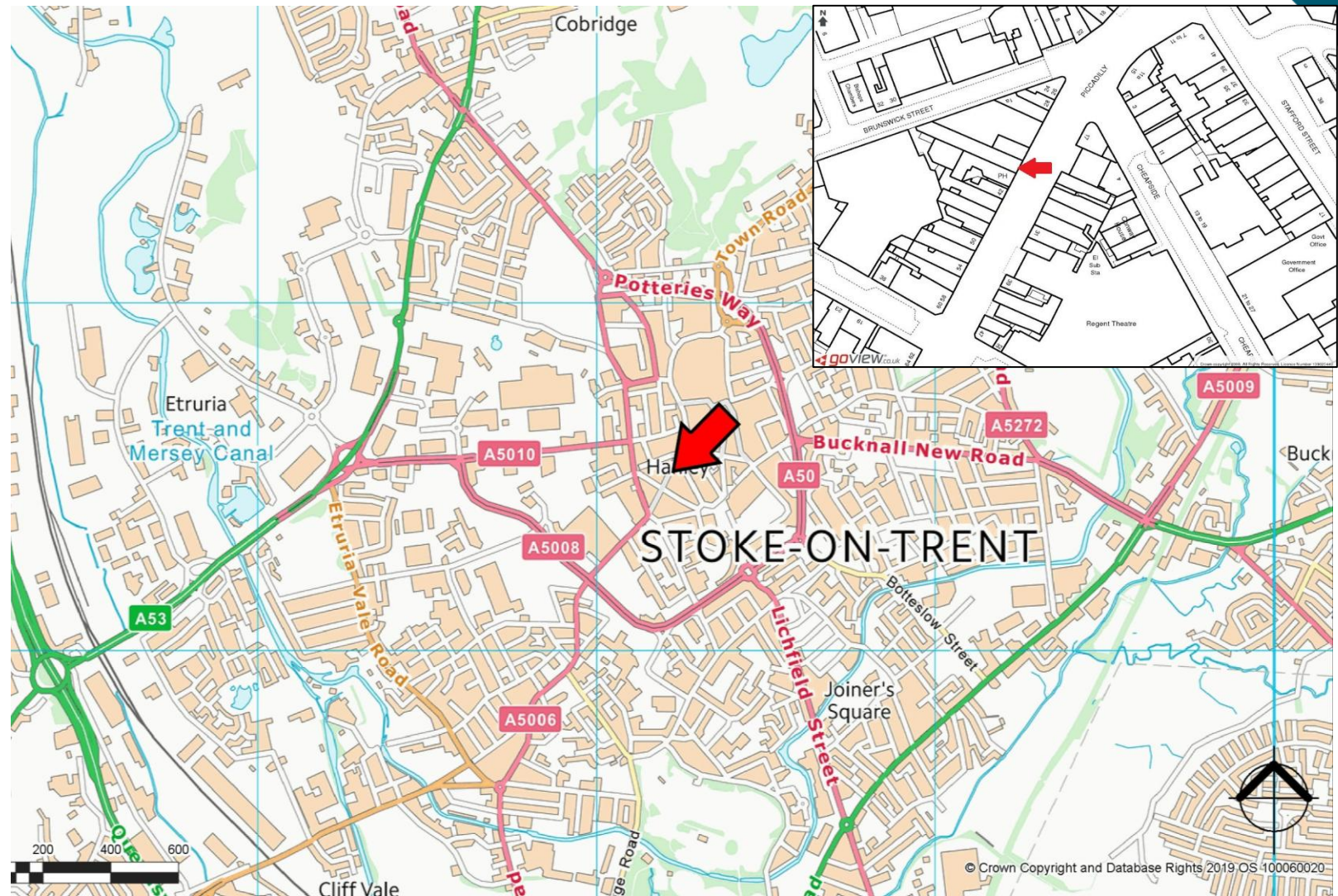
CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

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



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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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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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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.



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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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