

RORY MACK

ASSOCIATES

TO LET:

£15,000 PAX

10 Tontine Square

Hanley,
Stoke-on-Trent, ST1 1NP



- Recently refurbished retail/office premises with 1st floor office
- Total NIA: 1,317 sq ft with 1,049 sq ft for sales
- Very prominent city centre location
- Opposite Lloyds and Halifax and within 100 yards of Intu Potteries
- Available by way of new Internal Repairing & Insuring lease
- EPC: 84 (Band D)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A recently refurbished ground floor retail/office premises with first floor office of brick elevations with decorative sandstone window and column details supporting a pitched roof surface. Internally the ground floor is predominantly arranged in open plan with a degree of light partitioning to the rear and with stairs leading to the first floor office. There are additional first and second floor areas which are not intended to form part of the demise, although these could be made available by separate agreement to provide additional storage. The sales area benefits from plastered and drylined wall and ceiling surfaces and an attractive glazed shop frontage with an externally mounted roller shutter, overlooking the pedestrianised city centre

LOCATION

The property occupies a prime position in the city centre overlooking Tontine Square where a wide range of local and national retailers are located and is within 100 yards of the main entrance to the Intu Potteries shopping centre.

ACCOMMODATION

<u>Ground Floor:</u>		<u>First Floor:</u>	
Frontage	18'6"	Office	243 sq ft
Shop depth	71'2"		
Sales Area	1,049 sq ft		
Storage	25 sq ft	Total NIA:	1,317 sq ft

SERVICES

Mains water, drainage and electricity are connected. Please note, no services have been tested by the agents.

VAT

The rent is subject to VAT.

BUSINESS RATES

Rateable Value: £22,750

Rates Payable: £11,352.25 pa (21/22)

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed subject to rent reviews every five years and with each party bearing their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

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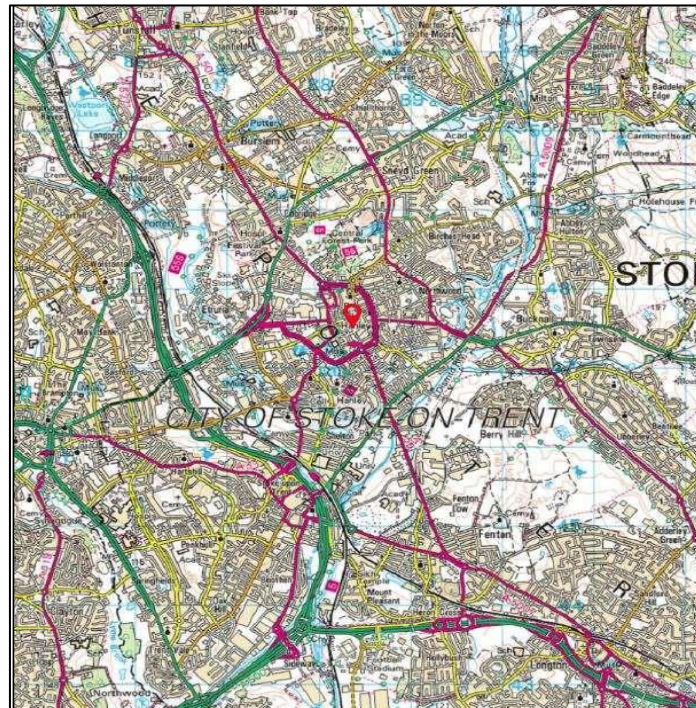
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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