

RORY MACK

ASSOCIATES

TO LET:

£20,000 pax

Ground Floor 1 – 3 Trinity Parade

Trinity Street,
Hanley, Stoke on Trent,
Staffordshire, ST1 5RW



- Retail premises with A2 consent
- Total NIA 1,824 sq. ft. with 1,632 sq. ft. of sales
- Forms part of a modern and popular parade of mixed use units
- Staff parking to the rear and on-street parking opposite
- EPC Band D (98)

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
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E: enquiries@rorymack.co.uk



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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A self contained ground floor retail unit, formerly used as a bank with A2 consent (financial & professional services). The premises is arranged in open plan and retains the 'strong room' which offers secure storage accommodation or what could become an attractive feature. The property forms part of a modern parade of mixed use retail/food outlets in the city centre and benefits from two onsite car parking spaces to the rear.

LOCATION

The property comprises a modern development of mixed-use retail/food outlets in the city centre and has roadside frontage to Trinity Street. Immediately opposite the property is a large period five storey former office premises which is shortly to be converted into a multi-floor residential development, forming part of the re-development with the city centre.

ACCOMMODATION

Sales Area: 1,632 sq. ft.

Strong Room: 120 sq. ft.

Store: 37 sq. ft.

WC -

Total NIA 1,824 sq. ft.

2 x car parking spaces to the rear.

SERVICES

All mains services are connected. Air conditioning installed. No services have been tested by the agents.

PLANNING

Formerly used as a bank, the property has A1 (retail) and A2 (professional office) consent. Subject to planning the property would also suit number of alternative uses to include;

A3 – Café /Restaurant

A4 – Drinking establishments

A5 – Fast food takeaway

BUSINESS RATES

The current rateable value needs to be re-assessed as it includes the upper floors. The agents expect that it will be re calculated in the order of £25,000.

VAT

The rent will not be subject to VAT.

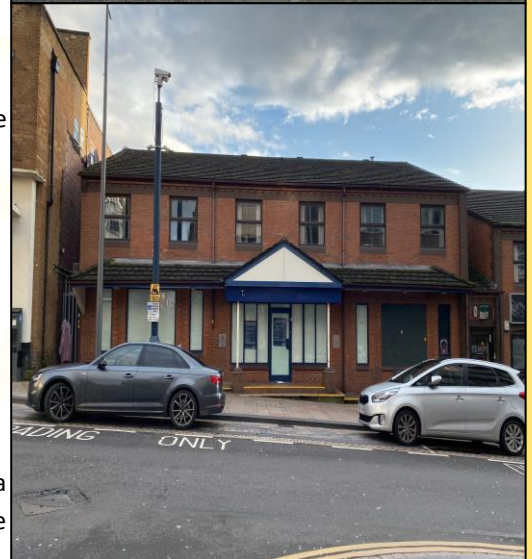
EPC

Band D (98)

TENURE

Available by way of a new full repairing and insuring lease, by way of service charge, for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for land-lords reasonable legal fees.

C02220/28112019



Strictly by appointment through agents:

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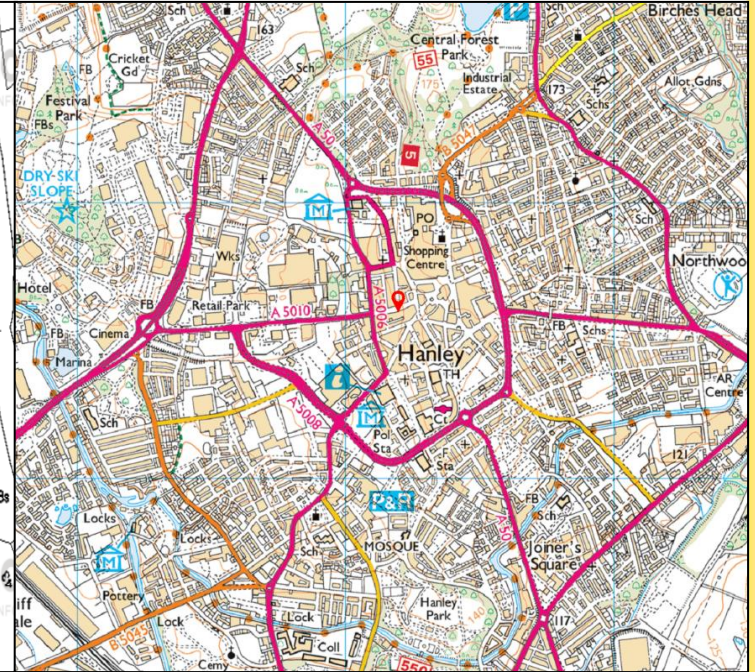
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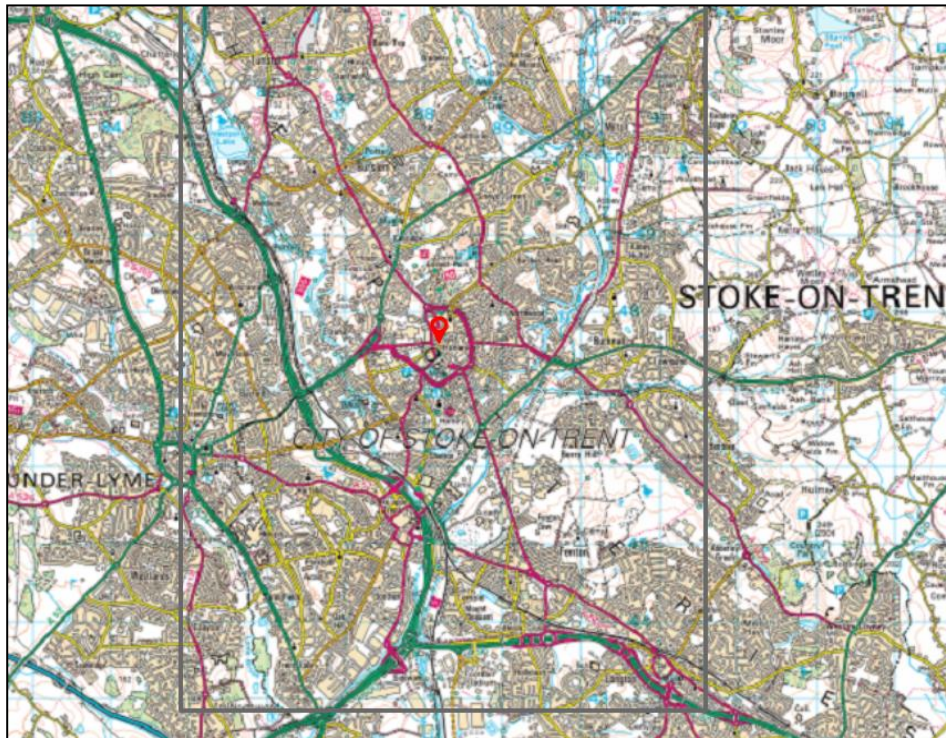
ORDNANCE MAP



STREET MAP



TOWN MAP



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