

RORY MACK

ASSOCIATES

FOR SALE:

£195,000

TO LET:

£17,500 PAX

8 Tontine Square

Hanley, Stoke-on-Trent,
Staffordshire, ST1 1NP



- Retail property with upper floors in prime city centre location
- Total NIA: 2,064 sq ft with 918 sq ft of ground floor sales area
- Opposite Lloyds and Halifax and within 100 yards of Intu Potteries
- Suitable for retail and/or Professional Office purposes
- Well-presented throughout and available by way of new lease or vacant freehold possession
- EPC: 77 (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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E: enquiries@rorymack.co.uk



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

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GENERAL DESCRIPTION

A well-presented and imposing retail property of brick elevations with framed decorative sandstone windows and column details supporting a slate pitched roof surface above the main with flat roof surfaces behind. Internally the property is arranged with an open plan sales area with stairs leading to the first floor, previously used as a customer facing sales area, with male and female toilets and additional storage rooms at second floor. The sales area benefits from plastered and drylined wall surfaces with the ceiling finished in plaster with recessed and surface mounted light fittings and a ceramic tiled floor together with an attractive glazed shop frontage overlooking the pedestrianised town 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

Ground floor

Sales area 918 sq ft

1st floor

Sales/office 680 sq ft

Kitchen 38 sq ft

M & F Toilets --

2nd Floor

2 x storage rooms 428 sq ft

Total NIA: 2,064 sq ft

Basement storage: 646 sq ft

SERVICES

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

VAT

The rent and purchase price is subject to VAT.

EPC

77 (Band D)

BUSINESS RATES

Rateable Value: £21,500

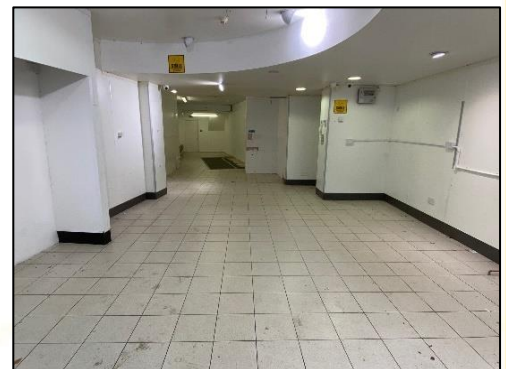
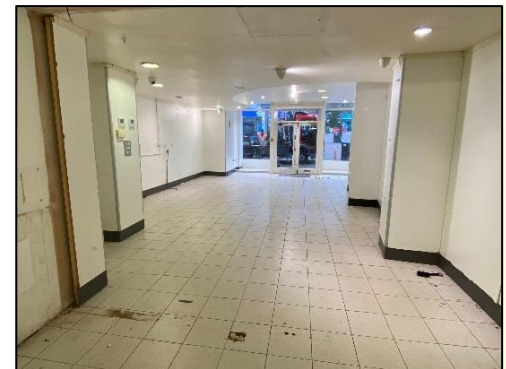
Rates Payable: £10,728.50 pa (21/22)

TENURE

Available freehold, subject to contract and with vacant possession upon completion. Also available by way of a new full 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:

Rory Mack Associates

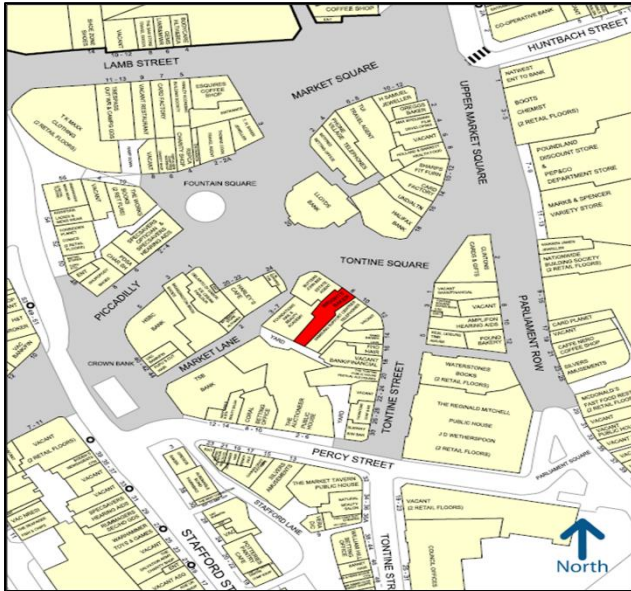
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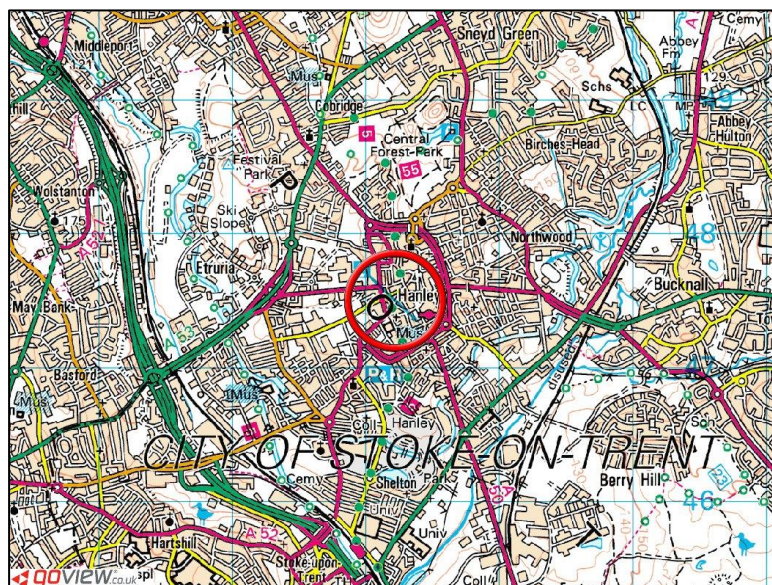
ORDANANCE SURVEY MAP



STREET MAP



TOWN MAP



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