

RORY MACK

ASSOCIATES

TO LET:

£12,000 PAX

24-26 Piccadilly

Hanley,
Stoke-on-Trent, ST1 1EG



- Very prominently located landmark retail/office premises
- 383 sq ft of sales plus 307 sq.ft. of basement sales/storage
- City centre property in very popular mixed-use location
- Would suit retail/beauty/office businesses
- EPC: TBC

COMMERCIAL ESTATE AGENCY
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PROPERTY MANAGEMENT

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

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GENERAL DESCRIPTION

The property briefly comprises the ground and basement floors of an attractive landmark property of brick elevations with ornate stonework and window reveals and retains its original clock tower with attractive spire. The sales area is arranged in open plan and has an extensive frontage to Piccadilly.

LOCATION

The property is located towards the top of Piccadilly at its junction with Brunswick Street and forms part of the pedestrianised Cultural Quarter in the city centre.

ACCOMMODATION

Ground Floor:

Sales area: 383 sq ft
WC: --

Basement:

Sales/Storage 307 sq ft

Total NIA: 690 sq ft

SERVICES

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

VAT

The rent is not subject to VAT

BUSINESS RATES

Rateable Value: £9,000
Rates Payable: £4,491 pa (21/22)

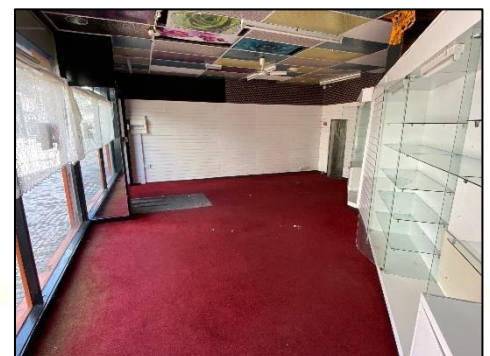
** Please note: If you qualify for small business rates relief you will be entitled to 100% exemption **

TENURE

Available leasehold by way of a new internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees

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.



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Strictly by appointment through agents:

Rory Mack Associates

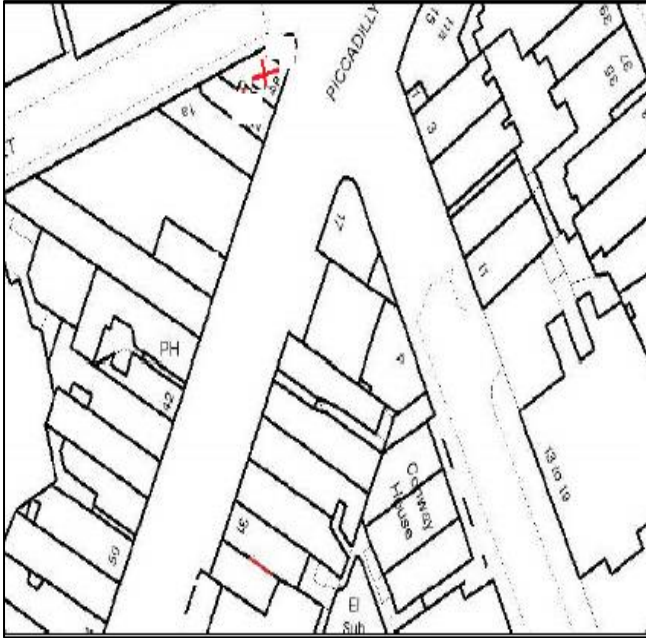
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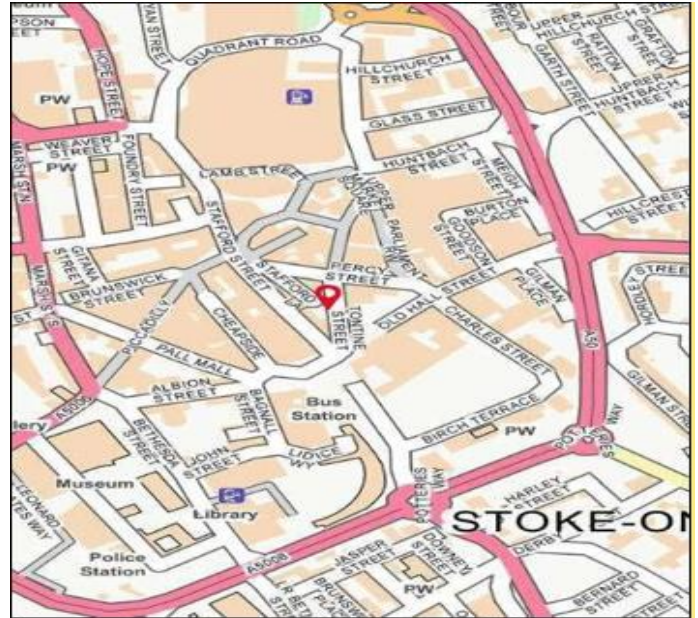
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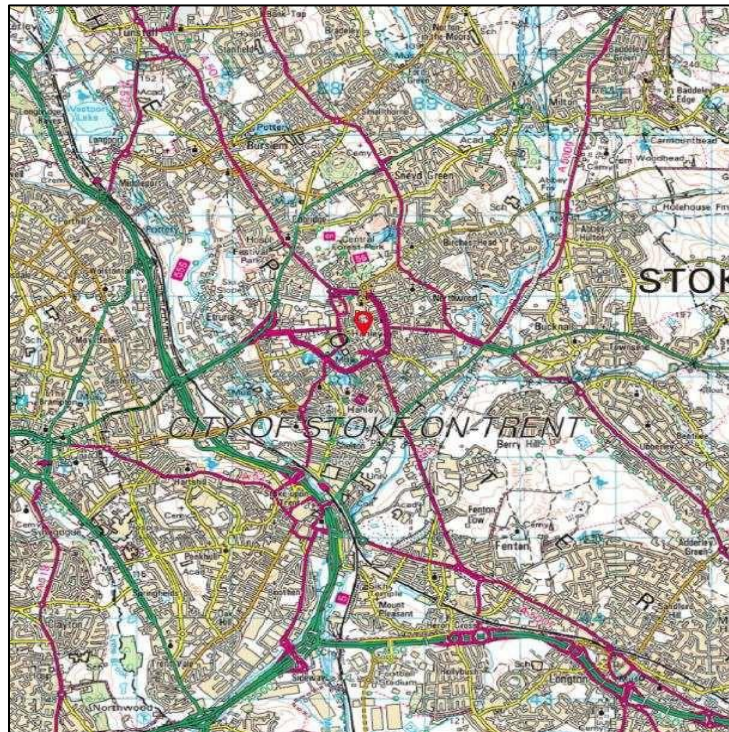
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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