

RORY MACK

ASSOCIATES

TO LET:

**REDUCED: £15,250 PAX**

**37 Stafford Street**

Hanley  
Staffordshire, ST1 1JU



- Ground floor Retail premises located in the City Centre
- Well populated locality with high footfall
- Extensive 'Key Worker' accommodation above
- Has Retail (A1) use and may suit other uses STP
- Total NIA: 526 sq.ft / 48.88 sq.m.

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

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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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**

Ground floor lock up retail premises on Stafford Street, Hanley, Stoke on Trent, ST1 1JU. Stafford Street is a principal edge of town thoroughfare with a mix of national and independent retailers in the area.

The property has an aluminium framed display window and entrance door opening into a sales area with kitchen, toilet and wash room to the rear. The sales area has a net internal frontage of 14ft 3in and a built depth of 41ft 9in. The accommodation is finished with carpet floor coverings, plaster walls and ceilings, air conditioning to the front sales area and electric panel radiators.

**LOCATION**

Stafford Street is a principal thoroughfare linking the City Centre bus terminal to the core shopping area, thereby benefitting from a high level of footfall.

**ACCOMMODATION**

Sales Area and Kitchen: 526 sq.ft / 48.88 sq.m.

Net Internal Frontage Width: 14ft 3in (4.34m)

Built Depth: 41ft 9in (12.76m)

Toilet and Wash Room: - -

**Total NIA: 526 sq.ft / 48.88 sq.m.**

**VAT**

The rent will not be subject to VAT.

**SERVICES**

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

**RATING**

An enquiry of the Valuation Office confirms the following:

Rateable Value: £11,500 (effective 01/04/17)

Rates Payable: £5,646.50 p.a. (19/2020)

**\*\*Properties with a rateable value of less than £51,000 within the retail or hospitality sectors will be entitled to a tax holiday of up to 100% for a period of 12 months. It is suggested that any interested parties make their own enquiries to the valuation office\*\***

**EPC**

Asset Rating C (57).

**TENURE**

A new lease for a term of no less than 5 years with 3 year review is to be agreed on tenants effective Full Repairing and Insuring terms. The in-going tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation of a new lease.

**V01705/1703020**

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

Strictly by appointment through agents:

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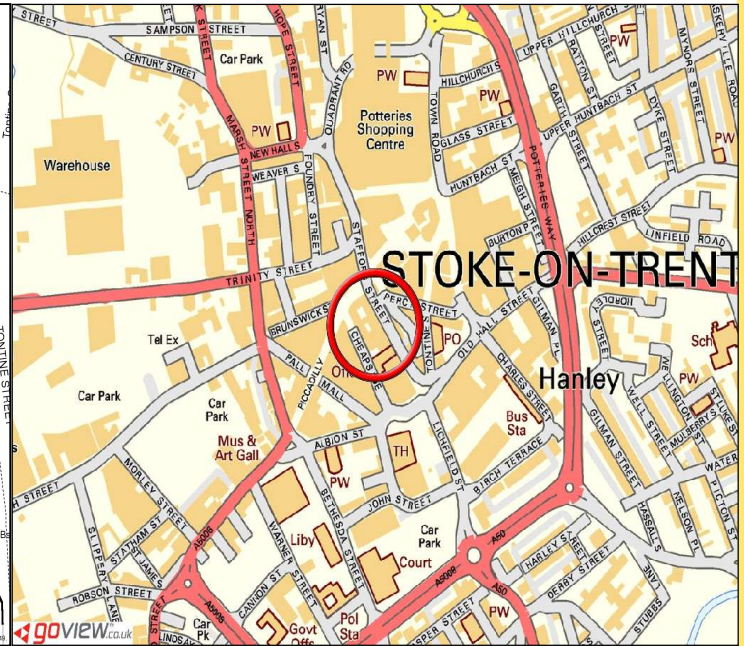
**WWW.RORYMACK.CO.UK**



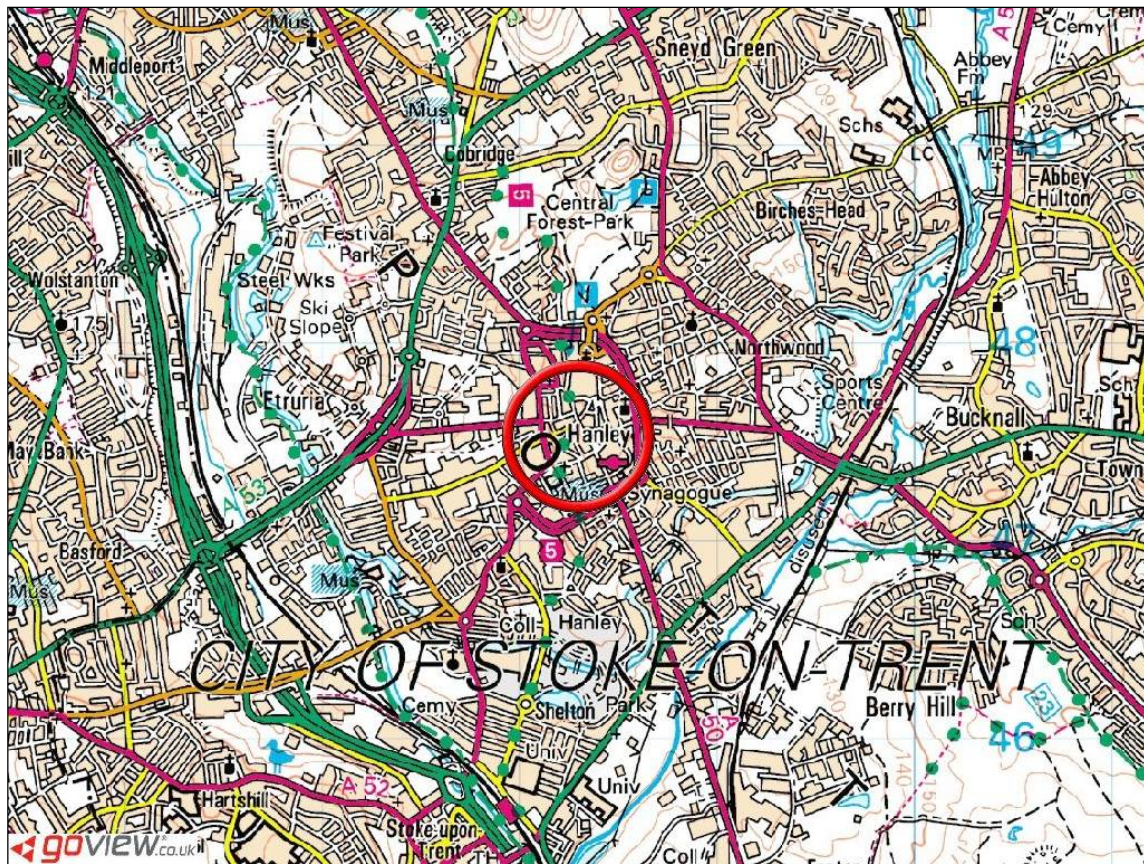
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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