

RORY MACK

ASSOCIATES

TO LET:

£9,500 PAX

(Upper Floors) 61-63 Stafford Street

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



- Well-presented office accommodation arranged over 1st/2nd/3rd floors with (A1/A2) use consent
- Opposite TK MAXX and an entrance to the Intu Potteries Shopping Centre
- Would suit a variety of different uses (STP)
- Total NIA: 2,166 sq. ft.

COMMERCIAL ESTATE AGENCY
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E: enquiries@rorymack.co.uk



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

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LOCATION

The property occupies a highly prominent position on Stafford Street which is one of the principal retailing thoroughfares in Stoke-on-Trent City Centre (Hanley). The property is located opposite to an entrance to the Intu Potteries Shopping Centre (which comprises 80 retail units and a 9-screen Cineworld cinema complex). The property is also located directly opposite TK Maxx and above Sweet Dessert shop. CEX Entertainment Exchange adjoins the property to the left and Cash Converters adjoins to the right. A number of other national operators including HSBC, Greggs, Specsavers, William Hill, Greenwoods Menswear, Little Dessert Shop, and a NHS Health and Wellbeing Centre are also on Stafford Street, or within 50 yards of the property.

GENERAL DESCRIPTION

The property provides extensive city centre office accommodation arranged over 1st/2nd/3rd floors with (A1/A2) use consent. The accommodation comprises a large open plan L-shaped 1st floor office together with a kitchen/WC and a rear office/meeting room, 2nd floor offices together with a WC, and 3rd floor offices; providing a total NIA of 2,166 sq. ft. The accommodation is suitable for a wide variety of uses including; professional uses, hairdressing uses, beauty salons and tanning salons, and would also suit general office businesses. The premises are accessed off Stafford Street to the left of Sweet Dessert shop, who occupy the ground floor unit. The property has an attractive frontage and is well presented throughout.

ACCOMMODATION

1st Floor (accessed via grd floor entrance): Large L-shaped office, kitchen/WC, rear office/meeting room: 838 sq. ft.

2nd Floor: A series of offices and a WC: 622 sq. ft.

3rd Floor: Offices: 706 sq. ft.

Total NIA: 2,166 sq. ft.

PLANNING

Formerly used as a recruitment agency, the premises has the benefit of A1 (Retail) and A2 (Professional Office) Use Class Order. Subject to planning, the property may also suit alternative uses including (B1) Offices and (D1) Non-residential institutions (Clinics, Health Centres, Nurseries). The property is not "Listed" or in a Conservation Area.

BUSINESS RATES

Rateable Value: £4,450. **Rates Payable:** £2,184.95 pa (19/20)

Please note that if you qualify for Small Business Rates Relief you may be entitled to a 100% exception

SERVICES

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

TENURE

Available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed. The Tenant will be required to make a maximum annual contribution of £2,166 (£1.00 per sq. ft.) towards the maintenance of the roof and rainwater goods, and to pay a 50% contribution towards the annual cost of the building insurance.

VAT

The rent is subject to VAT.

EPC

Grade C (Asset Rating 75)

C01767/01082018

Strictly by appointment through agents:

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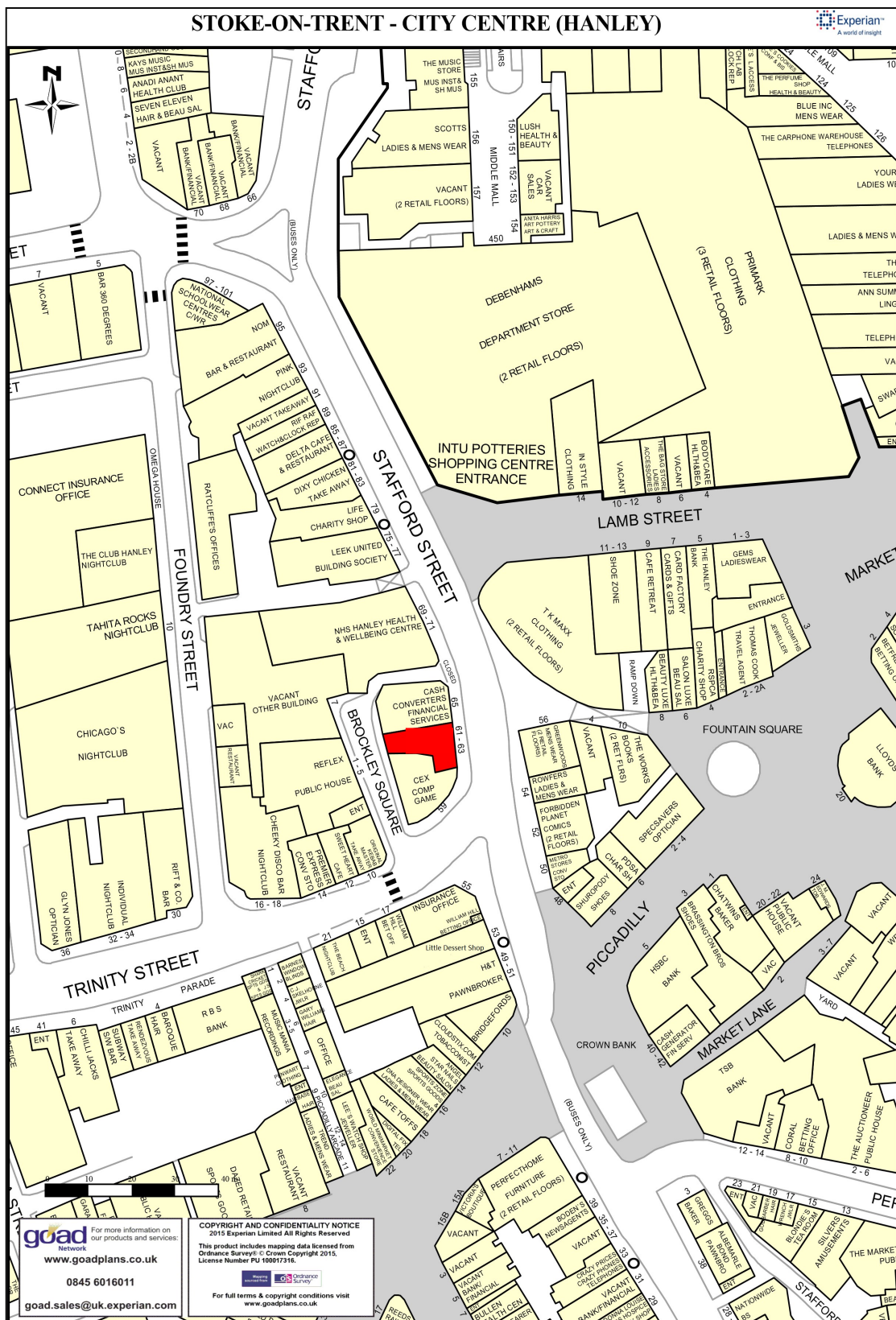
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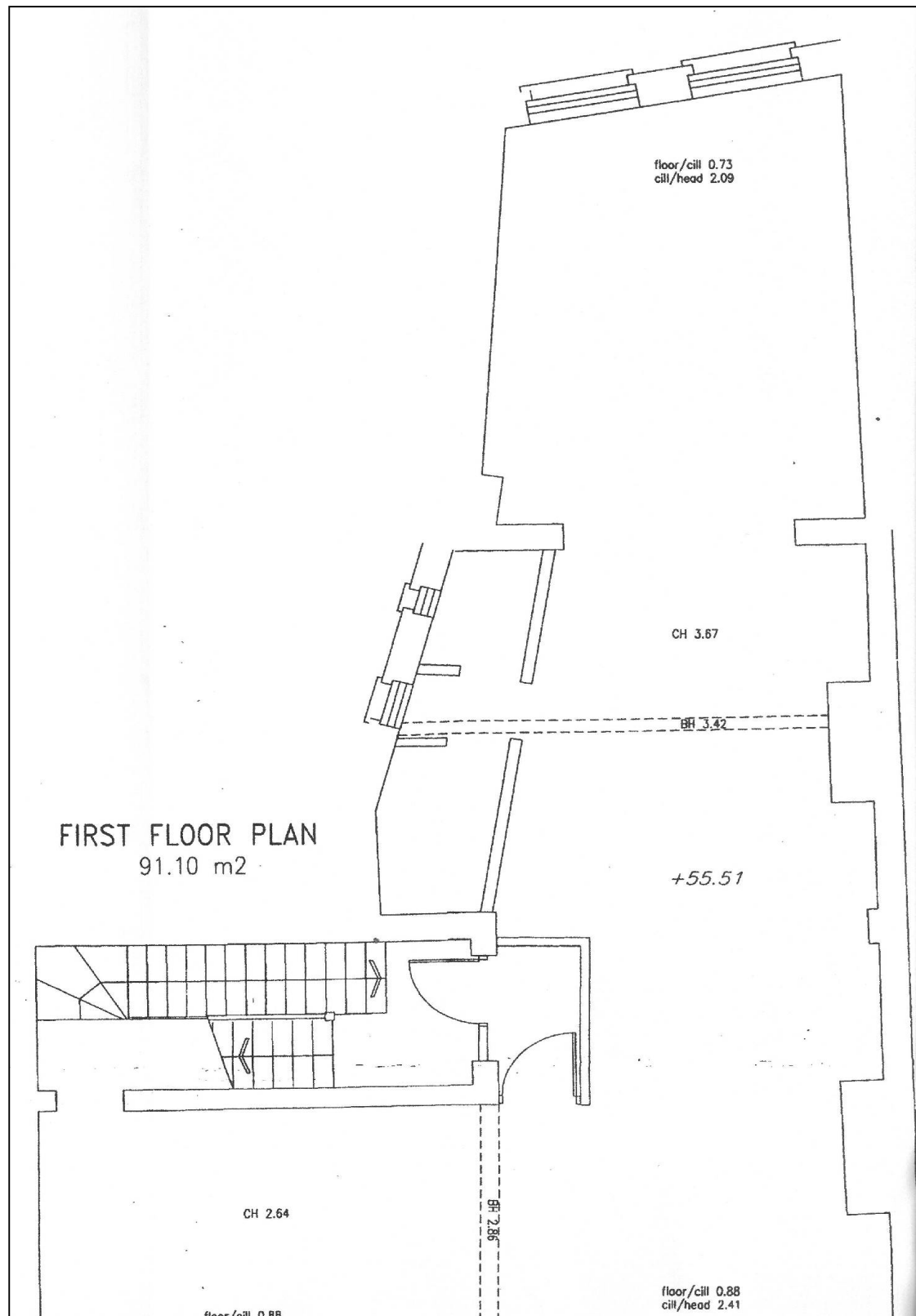
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1ST FLOOR PLAN



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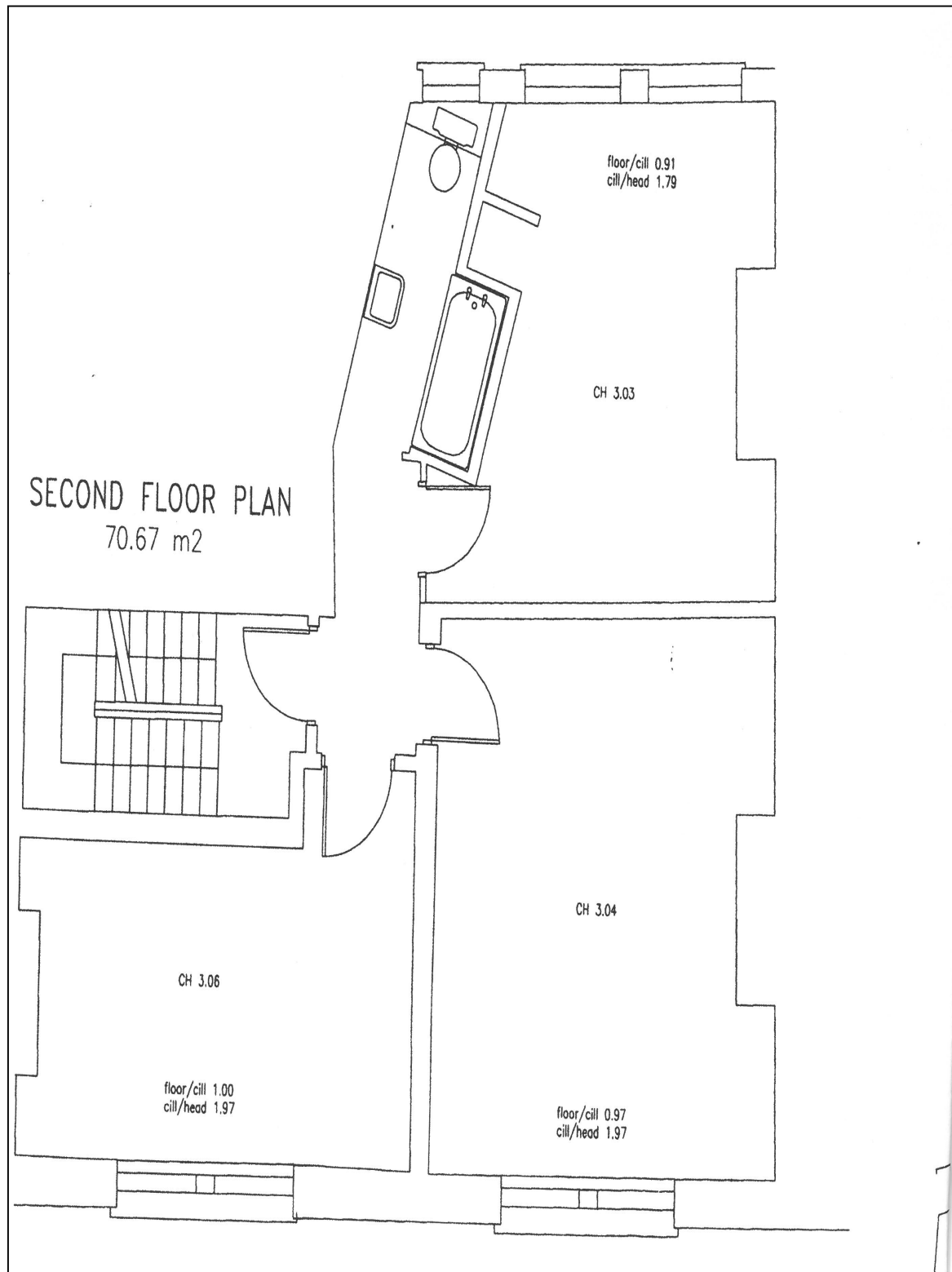
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2ND FLOOR PLAN



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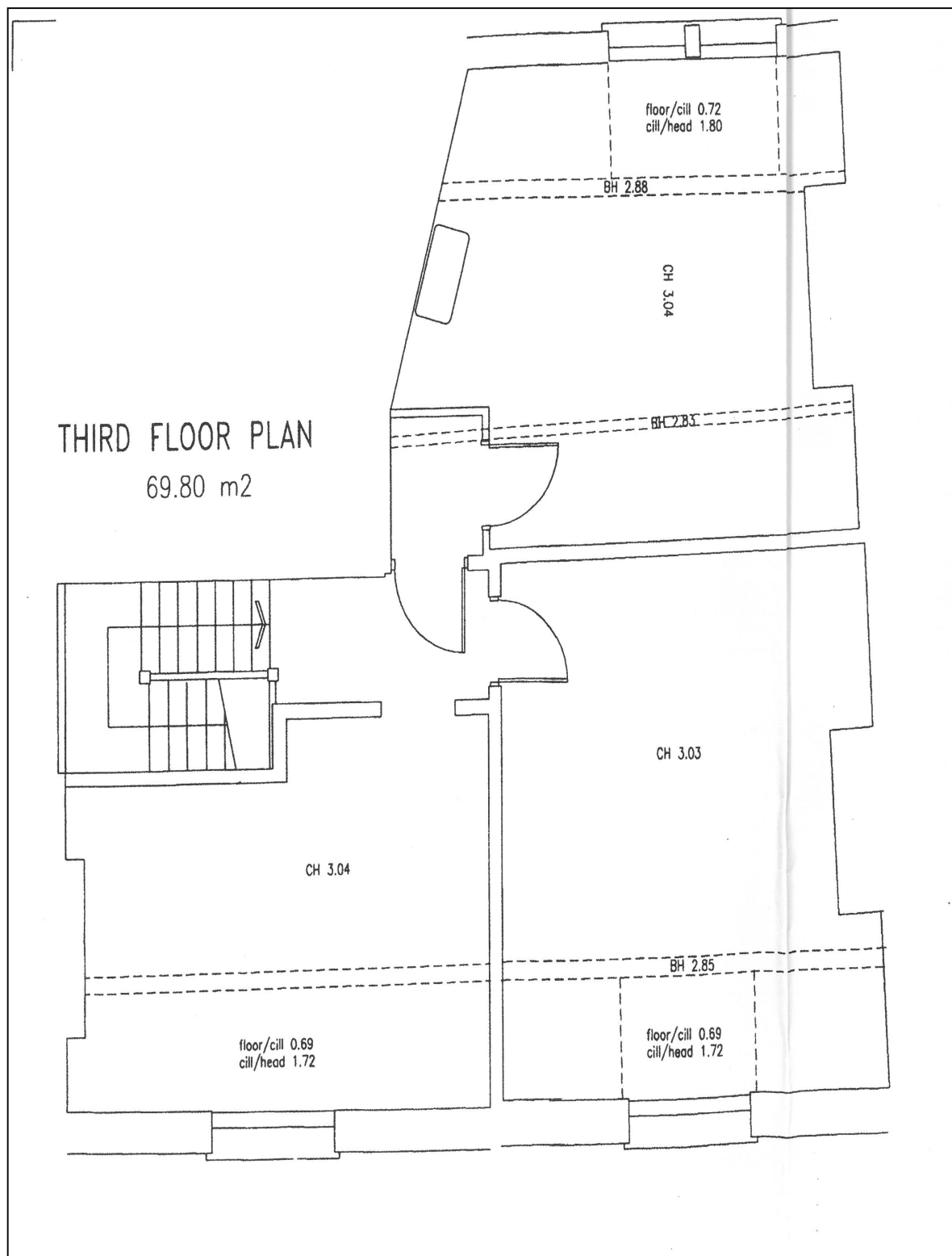
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3RD FLOOR PLAN



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