

FOR SALE:

£135,000

33 Stafford Street

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



- Self-contained ground floor retail premises in town centre
- Forming part of busy parade of retail units with main road frontage to Stafford Street
- Next to a number of national retailers including; CEX, TK Maxx, Wilkinson's and Specsavers
- Total ground floor sales NIA: 741 sq. ft. or 69m²

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

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
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GENERAL DESCRIPTION

A well-presented city centre ground floor retail unit having the benefit of main road frontage to Stafford Street, close to the junction of Piccadilly and the entrance to The Intu Potteries Shopping Centre. The unit benefits from; air conditioning, heating, suspended ceilings, a large UPVC glazed window and an external electric shutter. The retail premises is open plan and has a sales area extending to 741 sq. ft., plus kitchen and WC to the rear. *The property is close to the new Smithfield development which includes the council city centre Living Scheme and the Hilton Garden Inn which is due to open Summer 2020*

LOCATION

Forming part of a busy parade of retail units and having frontage to one of the towns busier inner roads (Stafford Street) the property benefits from an excellent location approx. 20-30 yards from the main pedestrianized areas of town close to the Intu Potteries Shopping Centre. Close to a number of national operators including; Savers, Wilkinson's, CEX and TK Maxx.

ACCOMODATION

Ground Floor

Sales:	741 sq.ft.
Kitchen:	253 sq.ft.
WC:	-

Total NIA: 994 sq.ft.

VAT

The sale price will be subject to VAT.

SERVICES

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

EPC

Band E – Asset Rating 107

BUSINESS RATES

Rateable Value: £17,750
Rates Payable: £8,946 (19/20)

****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****

TENURE

Available freehold with vacant possession upon completion.

C02229/17032020

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Strictly by appointment through agents:

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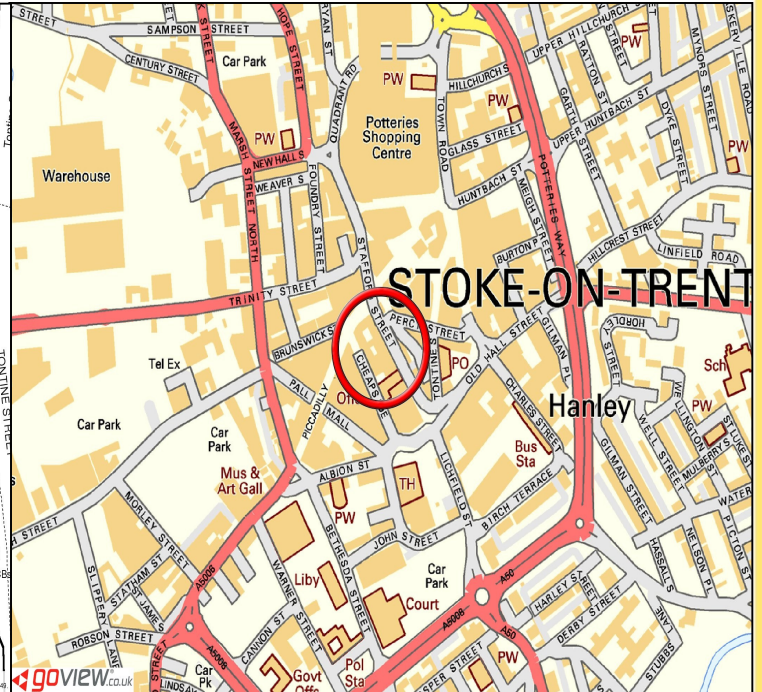
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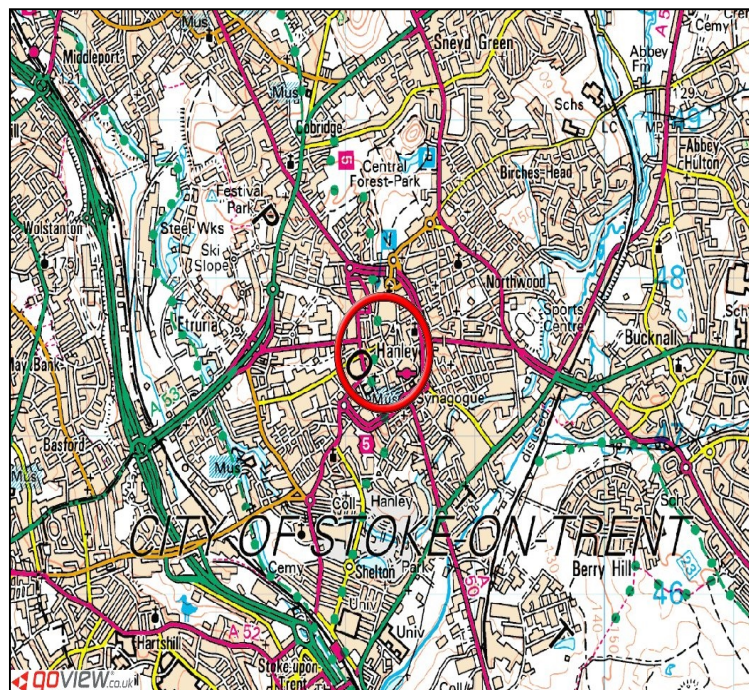
ORDNANCE MAP



STREET MAP



TOWN MAP



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