

RORY MACK

ASSOCIATES

TO LET:

£16,995 PAX

38 Piccadilly

Hanley, Stoke on Trent,  
Staffordshire, ST1 1EG



- Town centre retail premises with 1,113 sq. ft. of sales
- Popular location in pedestrianised part of City centre
- Extending to 1,865 sq. ft. NIA including 498 sq. ft. of stores
- Located close to Regent Theatre and new Smithfield Central Business Centre

COMMERCIAL ESTATE AGENCY  
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SCHEDULES OF CONDITION  
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Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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



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

WWW.RORYMACK.CO.UK

## GENERAL DESCRIPTION

A deceptively large retail premises with a sales area extending to 1,113 sq. ft. beyond which is a large store together with private office, kitchen and welfare facilities. The premises forms part of an established and popular parade of shops in the recently regenerated part of the pedestrianised city centre.

## LOCATION

The property forms part of an established parade of commercial/retail units and has approximately 19 ft. frontage to Piccadilly, one of the pedestrianised streets in the town centre. Piccadilly is located approximately 500 yards to the north of 'Smithfield' the new Central Business District where the new Civic Office is located forming one of the principal pedestrianised routes between this development and the town centre.

## ACCOMMODATION

Sales: 1,113 sq. ft.

Stores: 498 sq. ft.

Office: 70 sq. ft.

Kitchen: 184 sq. ft.

WC: -

**Total NIA: 1,865 sq. ft.**

## SERVICES

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

## VAT

The rent is not subject to VAT.

## EPC

TBA

## BUSINESS RATES

Rateable Value: £10,500

Rates Payable: £5,155.50 pa (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\*\***

## PLANNING PERMISSION

We understand that the property has a A1 (Retail) consent, although interested parties need to satisfy themselves that the property has got the appropriate planning in place.

## TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for landlord's reasonable legal fees.

C01763/170320

# RORY MACK

## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

**T:** 01782 715725

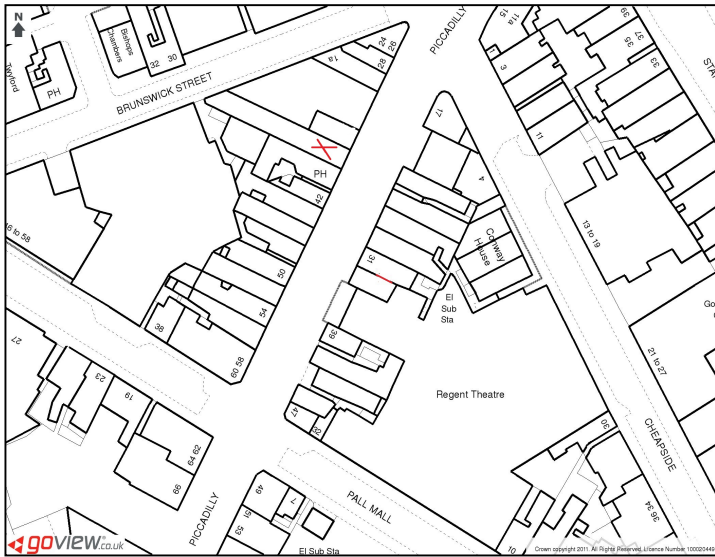
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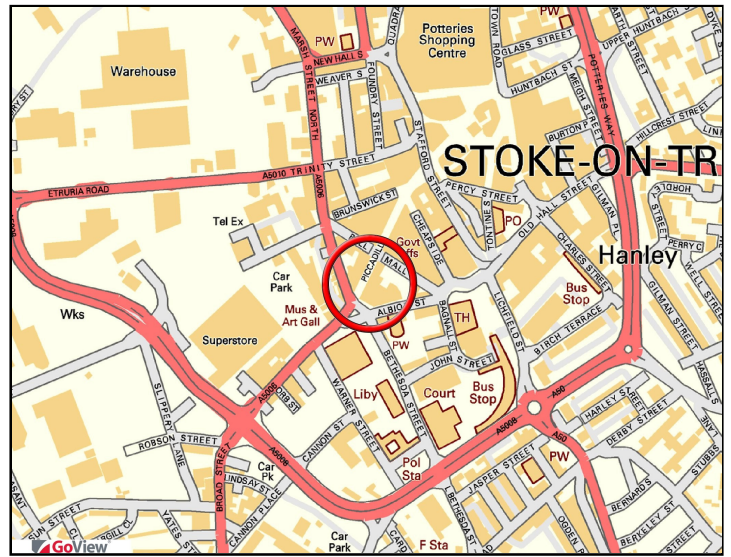
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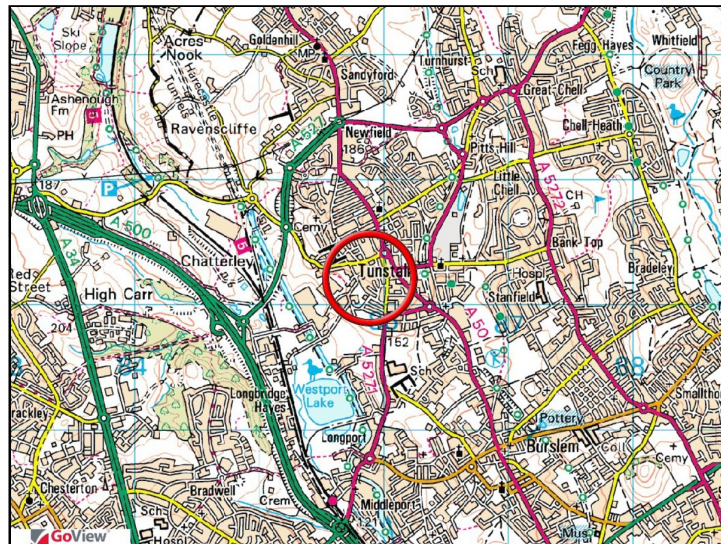
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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