

RORY MACK

ASSOCIATES

TO LET:

£8,000 PAX

19 Stafford Street

Hanley, Stoke on Trent,
Staffordshire, ST1 1JW



- Ground floor retail/office unit in prime town centre location
- Sales area of 825 sq ft
- Next to main bus routes and taxi rank
- EPC: 90 (Band D)
- Incentives available

COMMERCIAL ESTATE AGENCY
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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.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A retail/professional office premises with High Street frontage in one of the most popular parts of Hanley. The unit would suit a number of different operators of a retail or office nature including Financial Services, Estate Agency or retail sales. The unit briefly comprises an open sales area with solid floor with lino floor finish. The walls are boarded and there is a suspended ceiling throughout the shop/sales area. The unit is heated via two air conditioning units. There is a kitchen area to the rear and disabled access WC.

LOCATION

Forming part of an established parade of retail units and having frontage to one of the inner town centre roads, the property enjoys an excellent location within 20-30 yards of the pedestrianised town centre. The property is approximately 500 yards away from the Potteries Shopping centre, and close to a number of national retailers including; Age UK, Salvation Army, Rymans and Wilkinsons.

ACCOMMODATION

Ground floor:

Sales area: 825 sq ft
Kitchen: 92 sq ft
WC -

Total NIA: 917 sq ft

SERVICES

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

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £14,500
Rates Payable: £7,235.50 pa (22/23)**

** If you qualify for Small Business Rates Relief you should be entitled to a rates reduction. Prospective tenants should make their own enquiries to confirm the amount of business rates payable for their proposed use of the property.

EPC

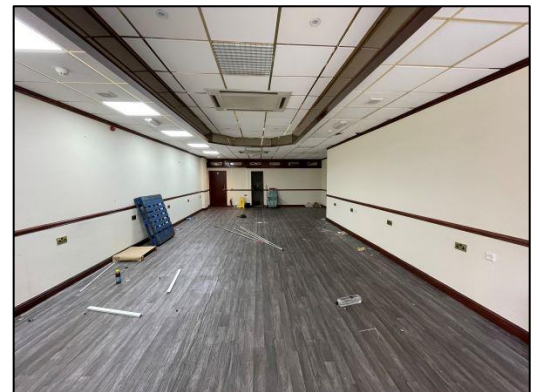
90 (Band D)

TENURE

Available by way of a new Full Repairing and Insuring lease for minimum term of three years 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.



Strictly by appointment through agents:

Rory Mack Associates

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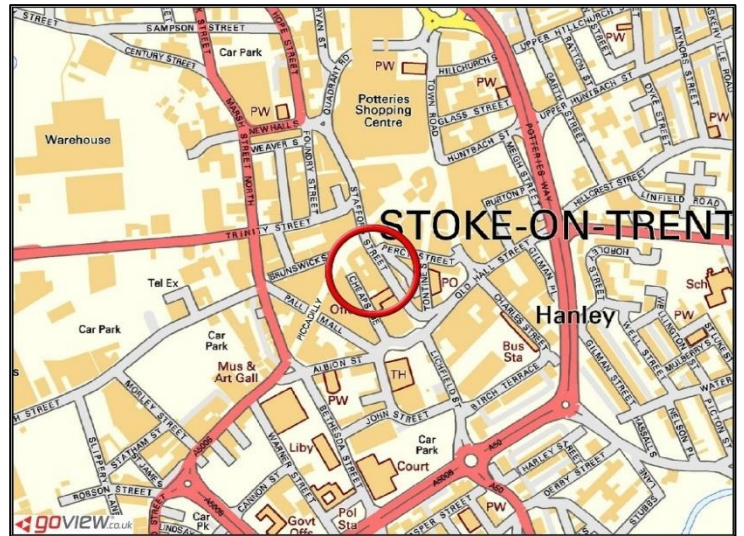
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

