

TO LET

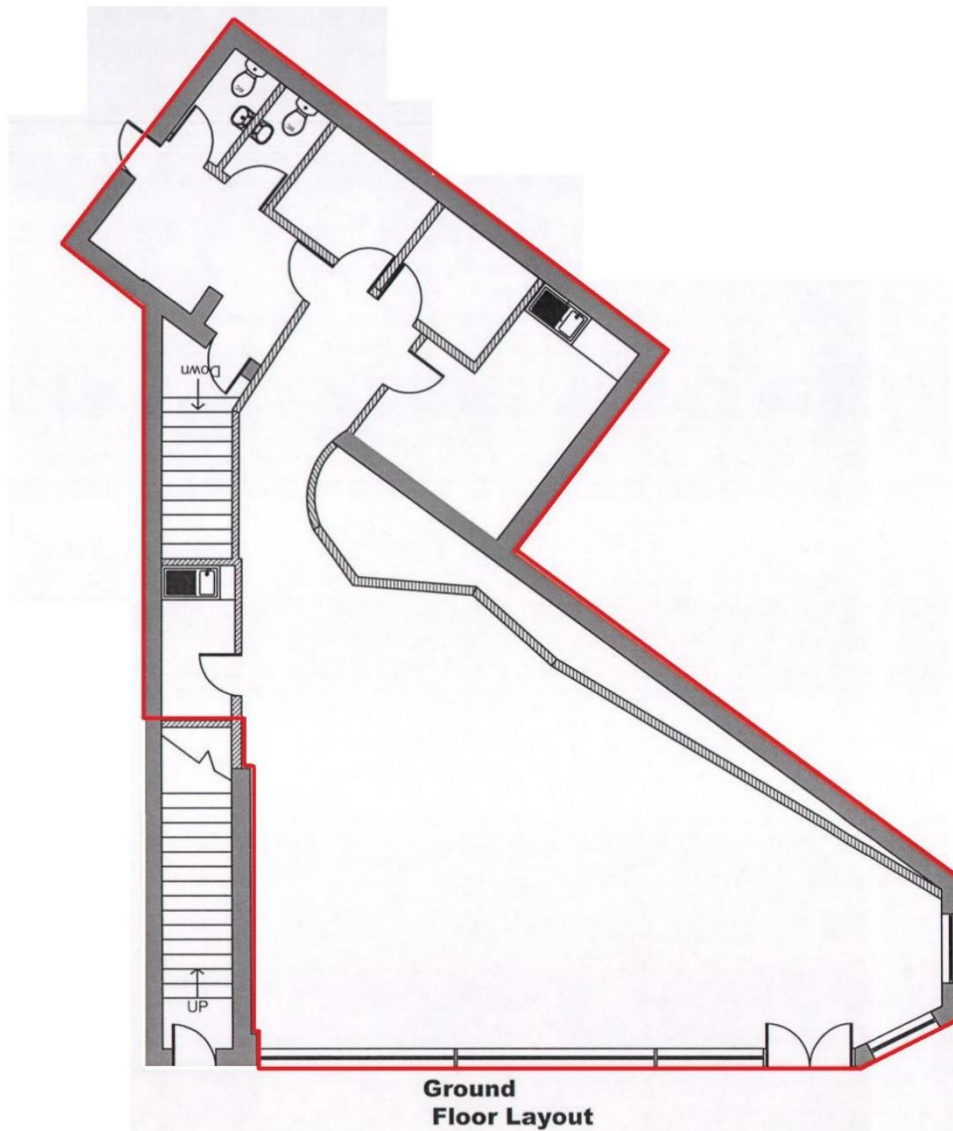
RETAIL / PROFESSIONAL OFFICES

10 PICCADILLY, HANLEY, STOKE-ON-TRENT, ST1 1DH



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LOCATION

The property is prominently located on the corner of Piccadilly and Stafford Street, with a range of surrounding occupiers including retail, professional offices, cafes and restaurants. Piccadilly is located within the Cultural Quarter with The Mitchell Arts Centre, Potteries Museum & Art Gallery and the Regent Theatre all within close vicinity. INTU Potteries Shopping Centre is approximately 100m from the premises.

Hanley Bus Station is only 0.3 mile from the property and Stoke-on-Trent Railway Station is 1.3 miles.

DESCRIPTION

The premise is a ground floor professional office / retail unit requiring some refurbishment and benefitting from:

- Corner full height display windows.
- Air-conditioning.
- Suspended ceiling with LED lights.
- Kitchen, stores & WCs.
- Basement storage.
- Suite Professional Offices or Retail uses.

ACCOMMODATION	SQ M	SQ FT
Sales area	79.06	851
Stores	8.30	90
Kitchen	11.11	120
2 x WCs		
Basement storage	80	861

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TENURE

The property is available by way of a new internal repairing and insuring Lease for a term to be agreed and provision of a service charge.

RENT

£20,000 per annum plus VAT.

EPC

TBC

RATING ASSESSMENT

The rating assessment listed in the VOA 2023 list is £18,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which is applicable.

SERVICES

All main services are believed to be connected to the property but have not been tested. Toilet facilities are currently not in situ. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

The ingoing Tenant is responsible for the Landlords legal costs for the preparation of the Lease.

CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



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