

TO LET

RETAIL

UNITS 1 & 2 PHOENIX WORKS, 500 KING STREET, LONGTON, STOKE-ON-TRENT, ST3 1EZ



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

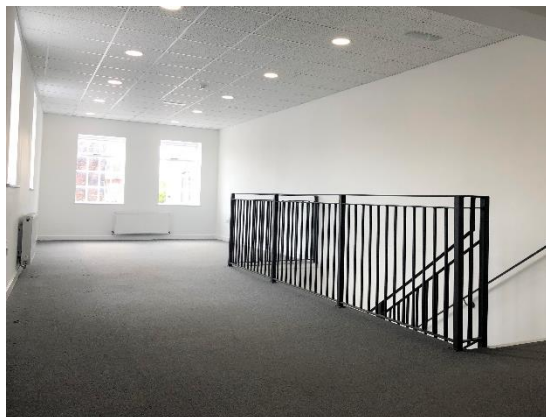
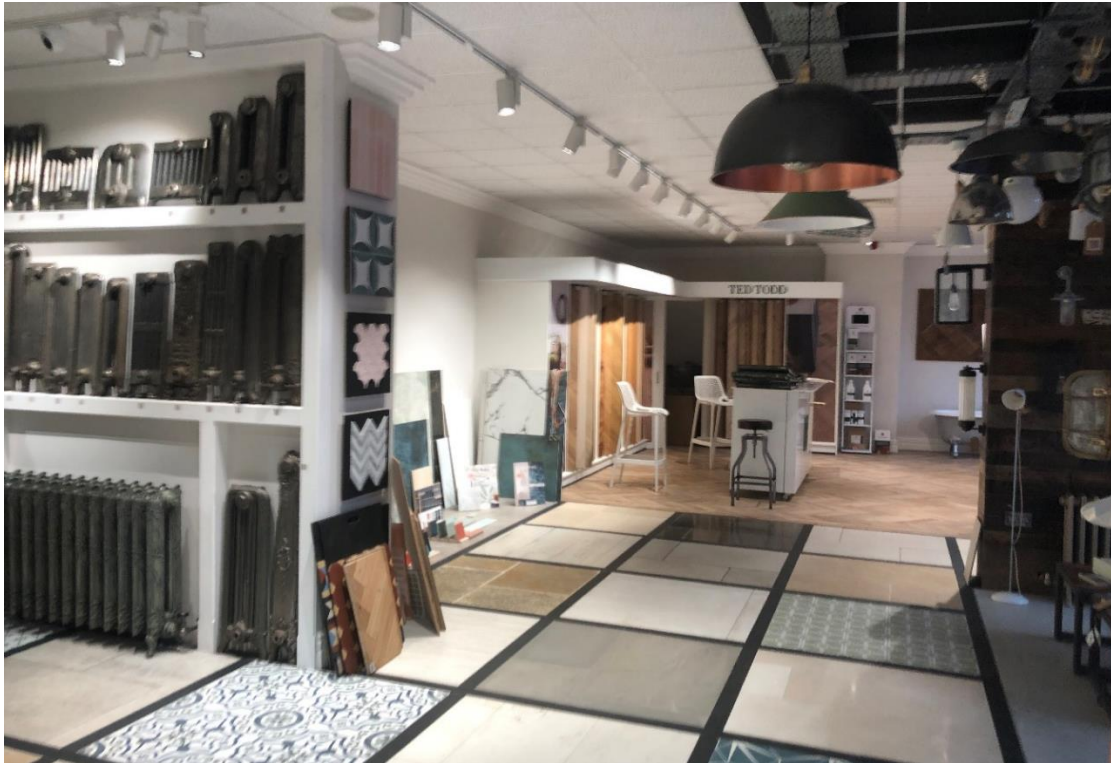
T - 01782 202294

mounseysurveyors.co.uk



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LOCATION

The property is situated on the edge of Longton town centre and within 0.1 mile are amenities including Longton Bus Station, The Strand (Longton town centre), Tesco, Matalan, Argos and Next.

Major road networks are readily available:

- A50 - 0.2 miles
- A500 'D' Road – 2 miles
- M6 J15 – 4.3 miles

DESCRIPTION - [360 Tour Link](#)

Phoenix Works is a refurbished Pottery Works offering a range of retail, offices and onsite café bar set within Grade II Listed buildings and retaining original features, including the bottle kilns.

The premise is prominently located at the front on of the site with large, glazed display windows and fully glazed double door access from the court yard. Onsite, there are allocated parking plus shared customer parking, cobbled area with seating and cafe.

The ground floor provides retail area with ladies & gents WC's and storeroom with double timber doors. The front section is single storey and part two storey with first floor for further retail or office space with staff kitchen.

A section of the premises is two storey with the upper floor providing further retail space or offices and kitchen area.

The premises benefit from:

- ✓ Onsite customer & staff parking
- ✓ Suspended ceilings
- ✓ Integrated lighting
- ✓ Customer/staff WCs
- ✓ Air-conditioning
- ✓ Integrated speakers
- ✓ EV charging point
- ✓ Multi-let site

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ACCOMMODATION	SQ M	SQ FT
Ground Floor Sales	153.52	1,652
Ground Floor Stores	14.59	157
Customer WCs		
First Floor Showroom / Office	48.80	525
First Floor Kitchen	9.23	99
NIA	237.63	2,558

Net Internal Frontage: 18m

TENURE

Available by way of new full repairing and insuring lease for a term to be agreed. A service charge for contributions towards upkeep and maintenance of common area items is applicable, approximately 8% to 10% of the passing rent.

RENT

£25,000 per annum plus VAT.

RATING ASSESSMENT

The Rateable Value listed in the April 2023 list is £14,500. Interested parties may benefit from partial Small Business Rates Relief. 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).

SERVICES

All main services are believed to be connected to the property but have not been tested. 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 reasonable legal/professional costs in relation to the transaction.

EPC

C 51

VAT

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

MONEY LAUNDERING

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

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- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.