

TO LET

RESTAURANT / CAFÉ PREMISES

65 PICCADILLY, HANLEY, STOKE-ON-TRENT, ST1 1HR



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LOCATION

The property is located on the Piccadilly close to the junction with Pall Mall, with a range of surrounding occupiers including retail, professional offices, cafes and restaurants. Piccadilly is located within the Cultural Quarter with the new Smithfield development, The Mitchell Arts Centre, Potteries Museum & Art Gallery and the Regent Theatre all within close vicinity. There are a range of public car parks within close vicinity.

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

DESCRIPTION – [VIRTUAL TOUR](#)

- Two storey café/restaurant with seating over both floors
- Bar area
- Commercial kitchen and preparation area
- First floor bar with pump room
- Ladies & gents WCs
- Ancillary stores
- Intruder and fire alarm
- Ceiling & wall mounted air-conditioning
- Most of the furniture & equipment have now been removed.

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £12,000. Interested parties may benefit from 100% via the Small Business Rates Relief Scheme. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

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| ACCOMMODATION | SQ M | SQ FT |
|--------------------|---------------|--------------|
| Ground floor | | |
| Seating & bar area | 74.90 | 806 |
| Kitchen | 17.93 | 193 |
| Preparation area | 15.19 | 164 |
| Stores | 3.98 | 43 |
| CCTV room | 2.93 | 32 |
| WC | | |
| First floor | | |
| Seating area | 42.88 | 462 |
| Bar area | 13.47 | 145 |
| Stores | 4.66 | 50 |
| Ladies & Gents WCs | | |
| Bar pump store | | |
| NIA | 175.94 | 1,894 |

TENURE

The property is available on a leasehold basis by way of assignment of the existing lease or a new longer term lease on terms to be agreed.

The existing lease commenced on 1st December 2016 and expires 31st November 2026, with a 5th year rent review and on a full repairing and insuring basis, subject to a schedule of condition and excluded from the Landlord & Teant Act.

RENT

£15,720 per annum.

PLANNING

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



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SERVICES

All mains services are available to the property. Gas is capped and would require reconnection if required. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

VAT

We understand VAT is not applicable.

LEGAL COSTS

The ingoing Tenant is responsible for the Landlords legal costs in the transaction.

EPC

D-89

CONTACT

Rob Stevenson

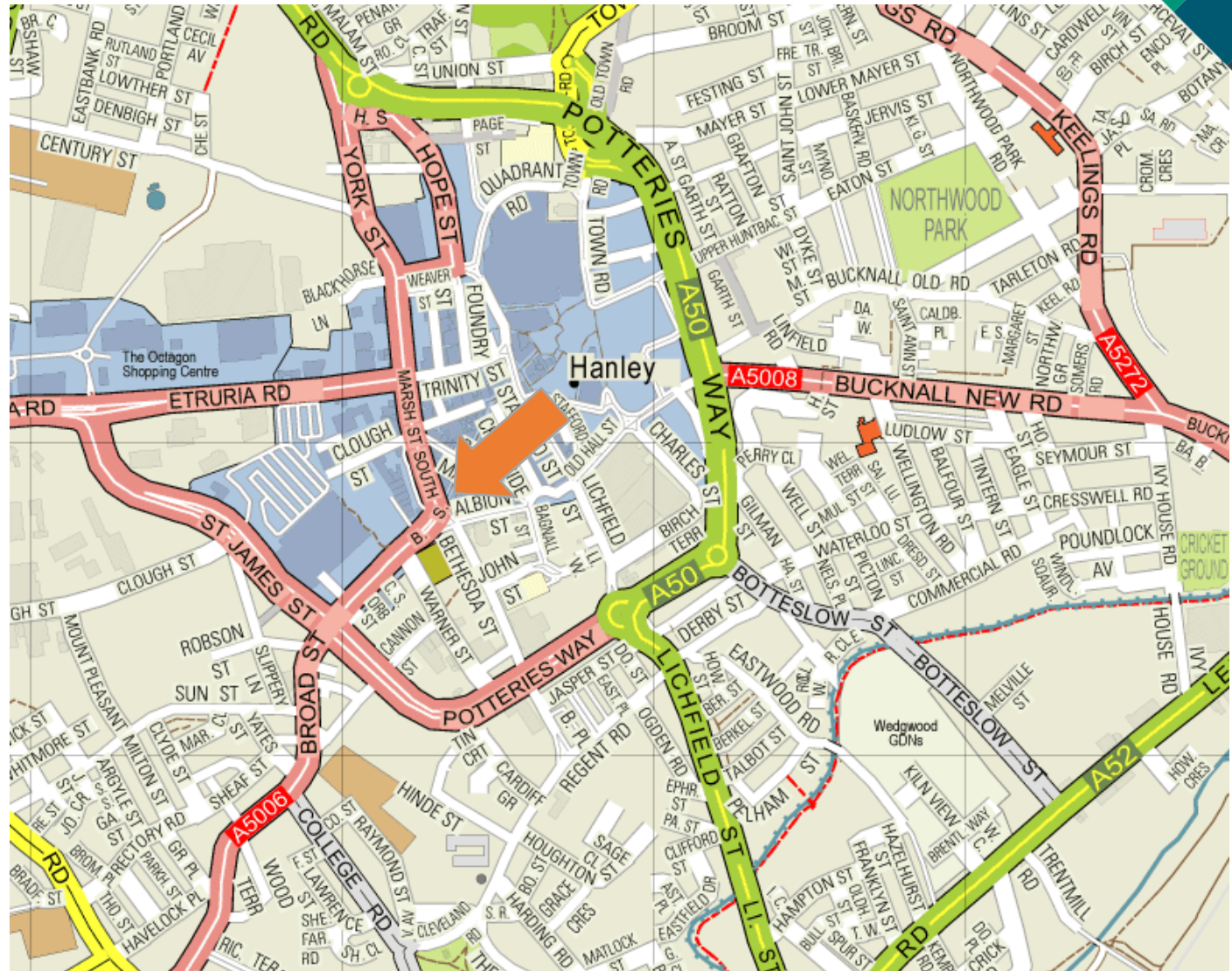
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