

# TO LET

RETAIL / PROFESSIONAL OFFICE PREMISES

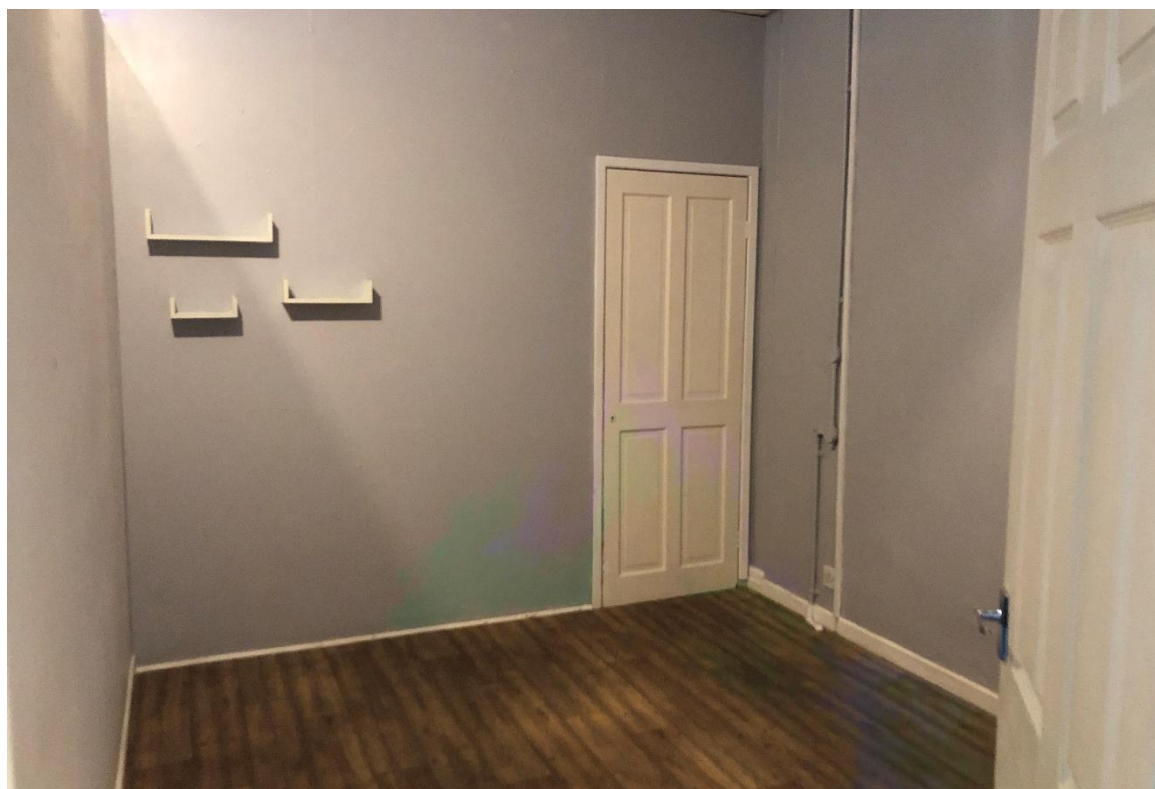
7 PICCADILLY ARCADE, HANLEY, STOKE-ON-TRENT, ST1 1DL





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## LOCATION

Piccadilly Arcade is located within Hanley town centre and comprises a range of shops connecting Trinity Street with Brunswick Street/Piccadilly. Piccadilly is located within the Cultural Quarter with The Mitchell Arts Centre, Potteries Museum & Art Gallery and the Regent Theatre all within close vicinity. Hanley Bus Station is only 0.3 mile from the property and Stoke-on-Trent Railway Station is 1.3 miles. There is public parking along Trinity Street and a number of public car parks in the vicinity.

## DESCRIPTION - [360 Tour Link](#)

The property consists of a two storey retail premises providing a return frontage onto Trinity Street at the entrance to the arcade. The ground floor provides an open plan retail area whilst the first floor is currently partitioned to provide two rooms, storage cupboard and toilet facility. The premise benefits from:

- Electric external roller shutter
- Laminate flooring
- LED lighting
- Air-conditioning at ground floor

Piccadilly Arcade benefits from roller shutter security and alarm out of trading hours (8:30am to 5:30pm) although occupiers have 24 hour access.



Accommodation	SQ M	SQ FT
Ground Floor Retail area	23.37	252
First Floor Room 1 Room 2 Storage cupboard WC	8.74 9.58	94 103
<b>NIA</b>	<b>41.69</b>	<b>449</b>

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## TENURE

Available by way of an effective full repairing and insuring lease for a term to be agreed. The building insurance is currently £180 pa and the service charge is currently £190 per quarter, being the proportionate cost for the upkeep and maintenance of the Arcade (including waste bins and cleaning of common parts). The service charge is based upon a percentage of the floor area to the overall floor area.

## RENT & RENT DEPOSIT

£6,000 per annum with two months' rent deposit.

## EPC

TBC.

## RATING ASSESSMENT

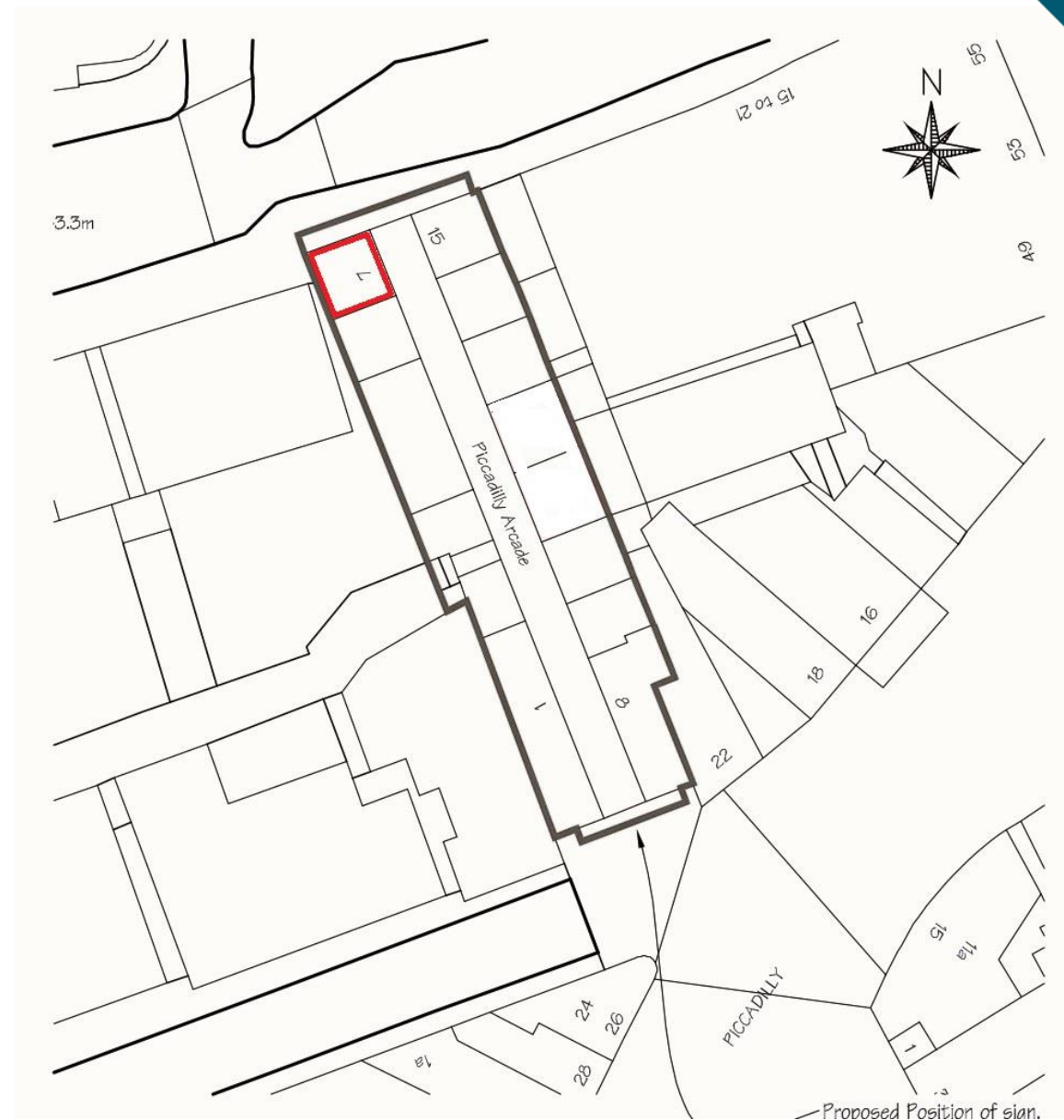
The Rateable Value listed in the 2023 list is £3,500. Interested parties may qualify for 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

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

## SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.





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## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

## LEGAL COSTS

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

## CONTACT

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# Our services

**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.