



14 Upper Market Square, Hanley, ST1 1NS

Property Summary

- Whole premises let to Card Factory
- Income: £55,250 per annum
- Prime retail pitch
- Nearby occupiers include Boots, Halifax and KFC

For enquiries please call or email:

07753 572411 – info@georgepropertygroup.com

Location

The property is situated within Upper Market Square, a high footfall, prime retail pitch within Hanley, Stoke-On-Trent.

Upper Market Square is centrally located within the centre of the Hanley adjacent to the Potteries Shopping Centre. The premises is located in close proximity to the popular Cultural Quarter, home to a growing number of retail, leisure and office focussed businesses.

Hanley is undergoing an era of successful regeneration projects spearheaded by the Smithfield development (nearby) which boasts circa 210,000 square feet of occupied Grade A office space, an 11 storey apartment complex and a large circa 700 space multistorey car park.

Description

The property comprises a mid-terrace premises split across three floors, providing ground floor retail accommodation with WC, ancillary and storage uses on the upper floors.

The premises is fully let to Card Factory at a rent of £55,250 per annum.

Accommodation

	Sq.M	Sq.Ft
Ground Floor	70.14	755
First Floor	48.10	517
Second Floor	13.15	141
Total	131.39	1,413

Price

Price upon application.

Tenure

The site is offered with freehold tenure, subject to the existing lease.

Lease

The whole premises is let to Card Factory with an income of £55,250 per annum. Lease expires in 2025. No upcoming rent reviews.

Legal Costs

Each party is to bear their own legal costs incurred.

VAT

All figures quoted are exclusive of VAT, but subject to VAT if applicable.

EPC

Available upon request.

Viewings

Viewings are strictly via appointment with George Property Group. Please call 07753 572411 for an appointment.