

# TO LET

## GROUND FLOOR PREMISES

UNIT 1, CHURCH HOUSE, OLD HALL STREET, HANLEY, STOKE-ON-TRENT, ST1 3AU



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Generous Incentives Available

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## LOCATION

The unit is located on the ground floor of Church House. Church House is prominently located on the corner of Old Hall Street and the ring road junction of Potteries Way (A50) and Bucknall New Road. Potteries Way (A50) is one of the main arterial routes around City Centre. This gives easy access to the A500 D Road and Junctions 15 and 16 of the M6 Motorway.

Church House is located within Hanley City Centre as one of the main retail areas within the 5 towns of Stoke on Trent. The Potteries Shopping Centre which accommodates many retailers including Next, Primark and WH Smith is located within 0.3 miles and nearby occupiers include McDonalds and Waterstones.

The site benefits from 6,023 vehicle movements per day as confirmed by Department for Transport December 2022.

## DESCRIPTION - [Virtual Tour](#)

The unit comprises of ground floor Class E space with fully glazed frontage, suspended ceiling incorporating recessed lighting, carpeted floor and w/c and kitchen area to the rear.

The property has an internal width of 5.95m and a retail max depth of 6.8m

## TENURE

The property is available on an internal repairing and insuring lease on flexible lease terms to be agreed.

## RENT

£6,750+VAT per annum. Generous incentives are available including half rent in year one based on a 5-year lease, subject to contract and tenant covenant strength.

## ACCOMMODATION

Accommodation	SQ M	SQ FT
Net Internal Area	40	439

## RATING ASSESSMENT

£5,300 (2023 listing)

The current small business rates relief threshold for 100% relief is £12,000 rateable value. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

## EPC

EPC Rating - C (57)



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## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

## SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

## VAT

All prices quoted are exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

## CONTACT

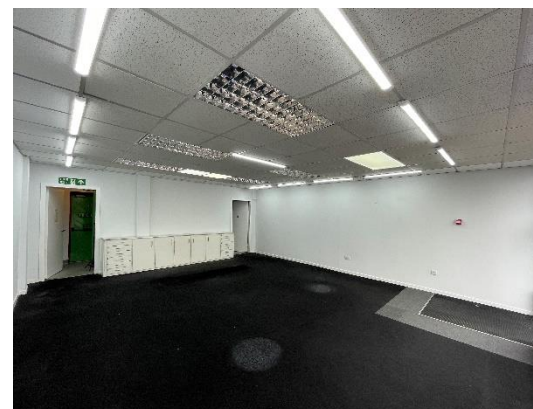
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# Our services

**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.