

# TO LET – Due to Relocation

## RETAIL / TRADE COUNTER PREMISES

194 WATERLOO ROAD, BURSLEM, STOKE-ON-TRENT, STAFFORDSHIRE, ST6 3HF



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

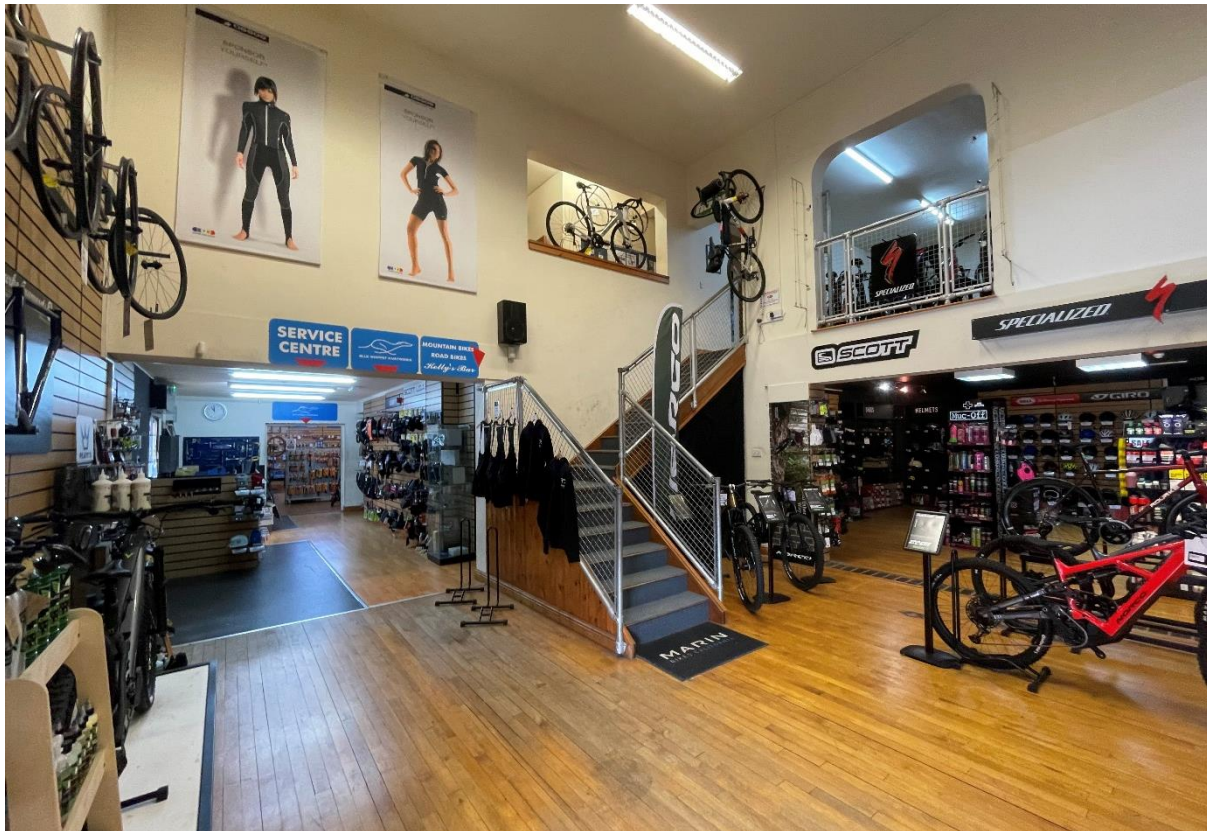
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STOKE-ON-TRENT, STAFFORDSHIRE,  
ST6 3HF



## LOCATION

194 is prominently located on Waterloo Road, the main thoroughfare through Burslem which connects to Festival Park. The property is located approximately 1.5 miles distant from the A500 dual carriageway which provides direct access to the M6 motorway and local road network.

Stoke-on-Trent Railway Station is located approximately 3.5 miles distant.

## DESCRIPTION - [Virtual Tour](#)

The property comprises of a detached, self-contained retail premises of traditional masonry construction arranged over ground and first floor and benefitting from the following specification:

- Two Pedestrian Entrances
- Open Plan and Cellular Space
- Car Parking for circa 15 Vehicles
- LED Lighting
- Wooden Flooring
- Plaster Painted Walls
- WC's
- Kitchenette
- Storerooms
- Site Area of 0.23 Acres

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	515.24	5,546

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## TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£50,000 per annum exclusive of VAT.

## EPC

Pending.

## RATING ASSESSMENT

The property is currently subject to two Rateable Values:

Unit 1 - £10,250

Unit 2 - £11,750

We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

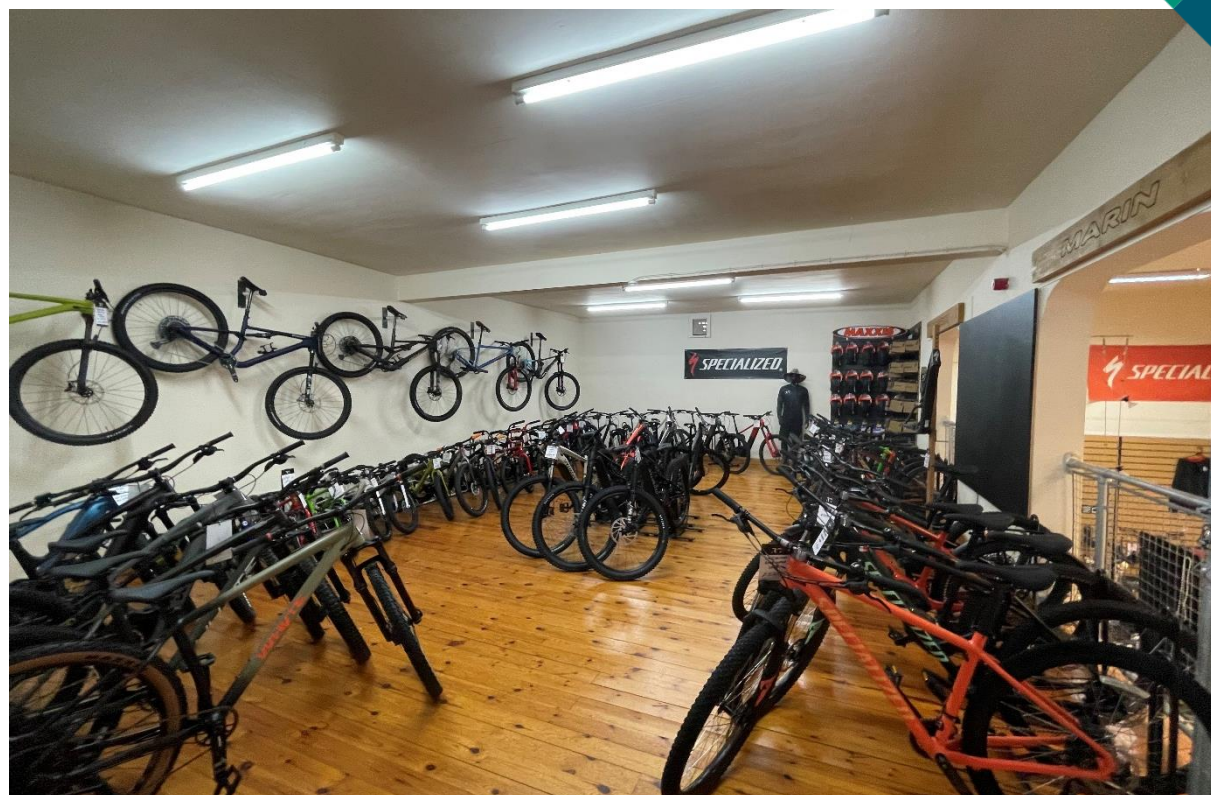
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.



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## SERVICES

Mains electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

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

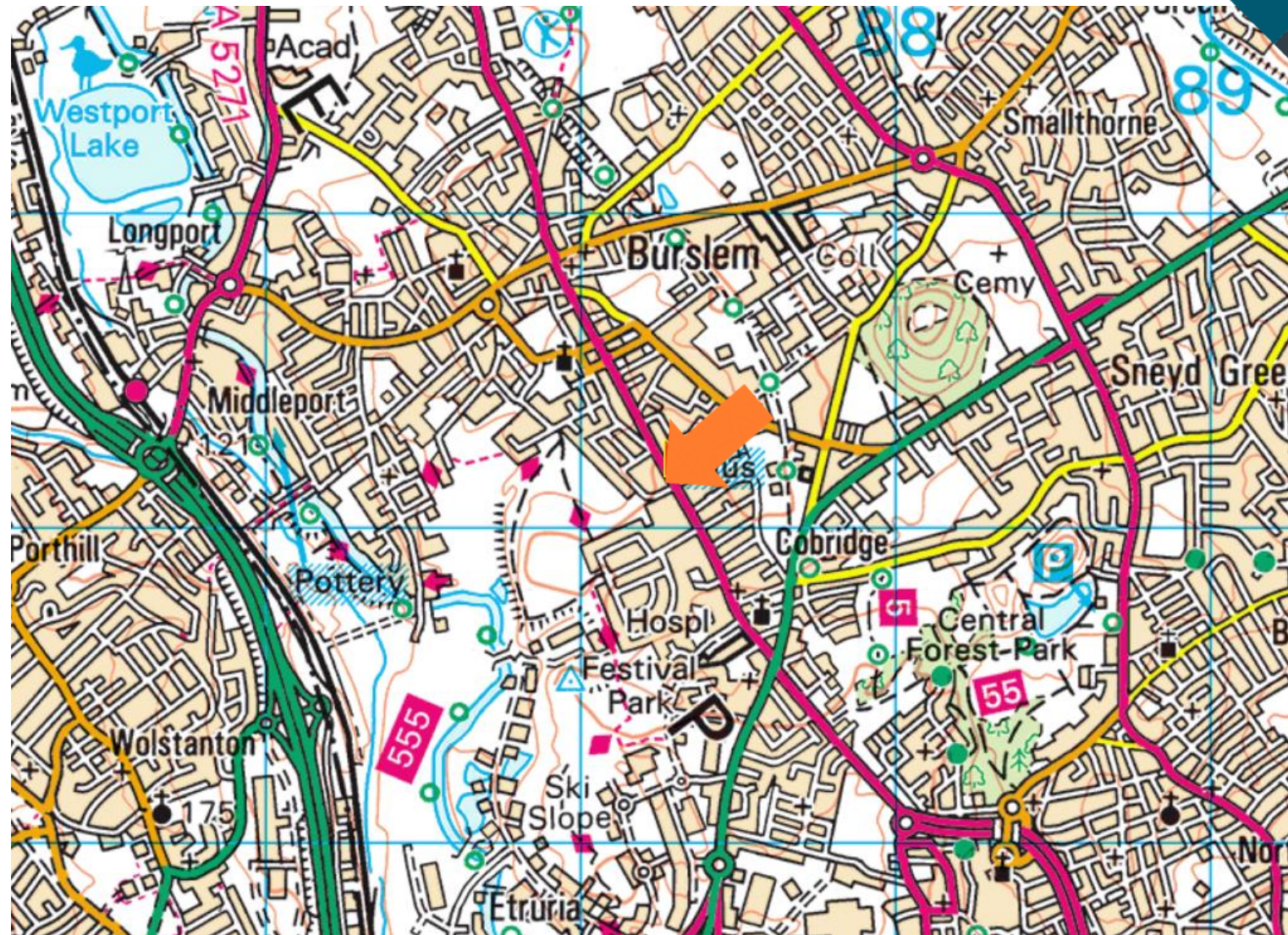
## CONTACT

**James Craine**

T: 01782 202294

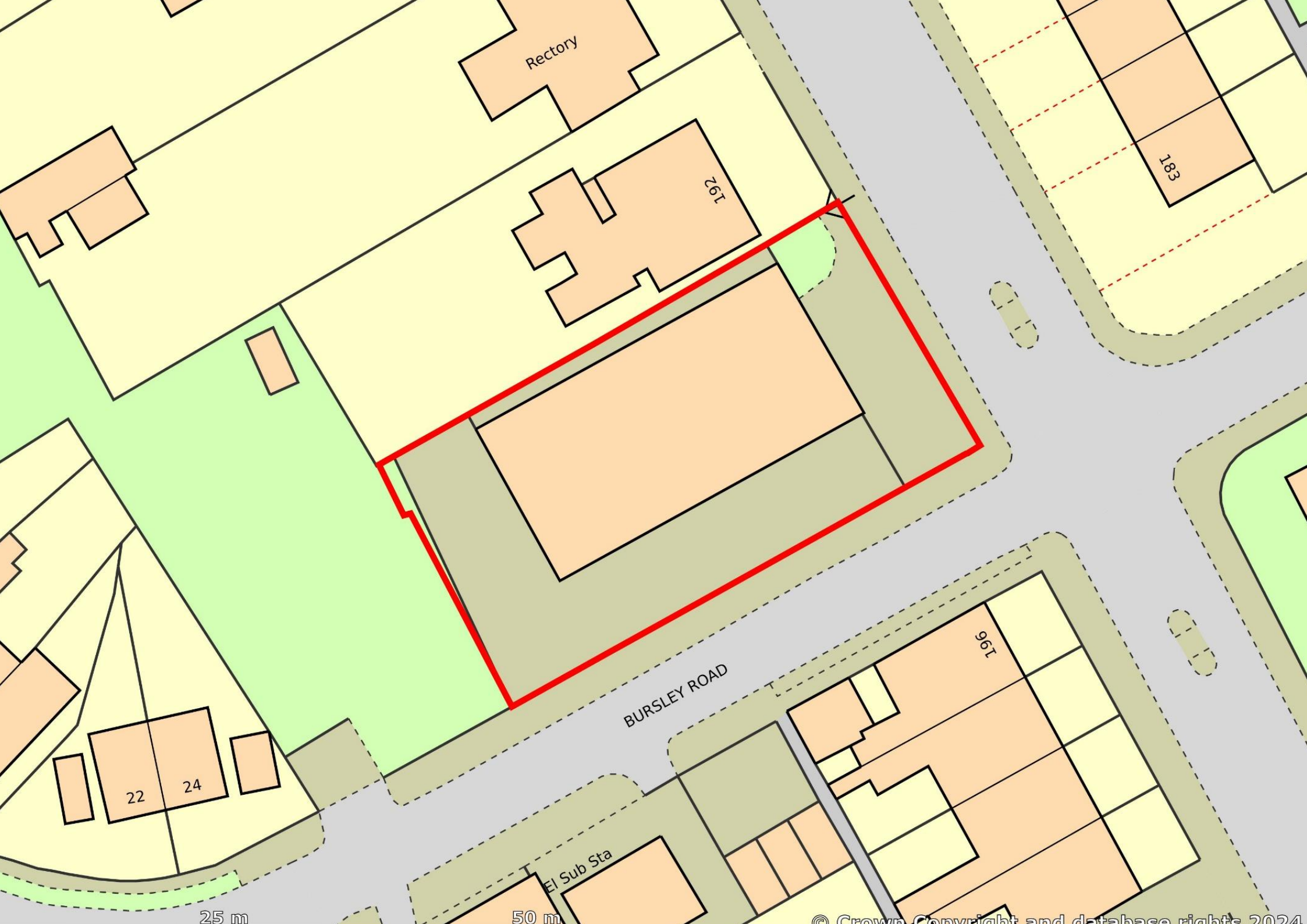
E: james@mounseysurveyors.co.uk

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



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Rectory

192

183

22

24

196

El Sub Sta

BURSLEY ROAD

25 m

50 m



# 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.