

TO LET

RETAIL PREMISES

4 WILLIAM CLOWES STREET, BURSLEM, STOKE-ON-TRENT, ST6 3AP



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LOCATION

William Clowes Street, located off Queen Street is situated in the centre of Burslem, Stoke-on-Trent. The surrounding area benefits from a wide variety of users such as retail, office, residential and public houses. Festival Park is approximately 2.0 miles to the south of the property.

Stoke-on-Trent Railway Station is located approximately 3.5 miles distant, with the A500 dual carriageway being approximately 1 mile distant which provides direct access to the M6 Motorway.

DESCRIPTION

The property comprises of an open plan, ground floor retail premises of traditional masonry construction. There is an ancillary kitchenette which provides access to the external communal WC located to the rear of the premises.

The property benefits from the following:

- Combination of LED and fluorescent lighting
- Plaster Painted Walls
- Communal external WC
- Double glazed windows
- Electric heating (not tested).

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	54.23	583

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TENURE

The property is available on a new Internal Repairing and Insuring lease for a term of years to be agreed.

RENT

£8,000 per annum exclusive of VAT.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £5,400.

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

PLANNING

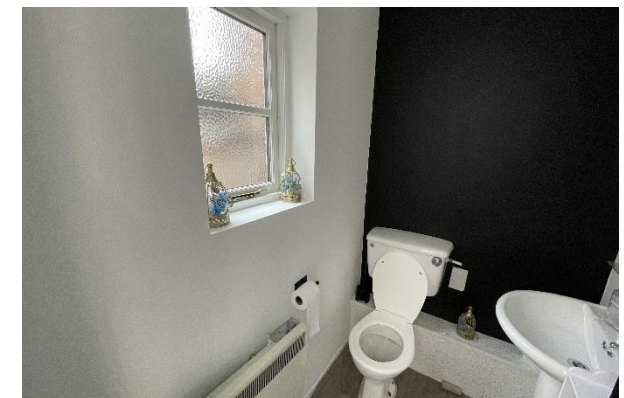
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which may be 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.

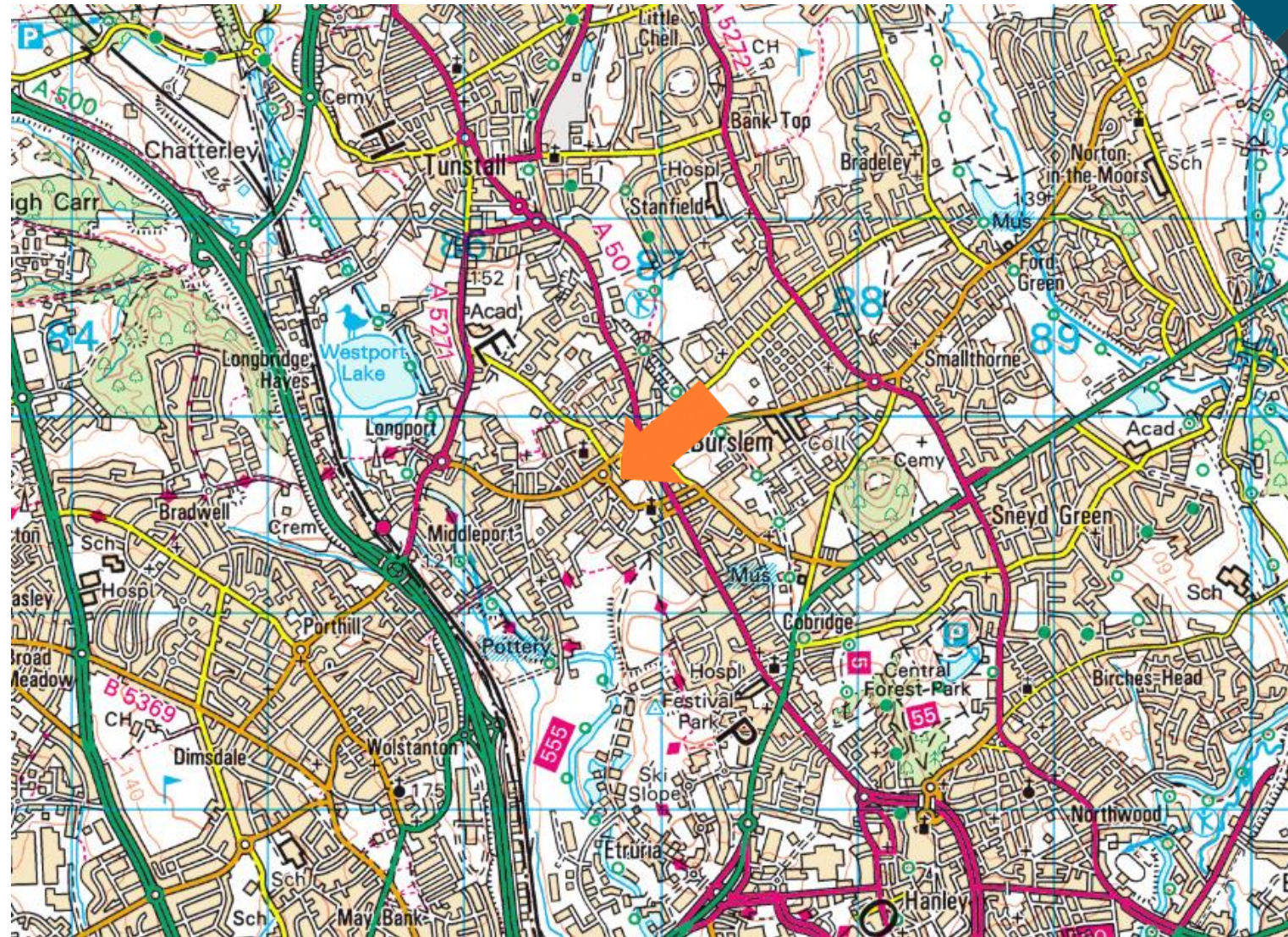
CONTACT

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Mounsey Chartered Surveyors,
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Stoke-on-Trent, ST1 5PU



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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.



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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.