

# TO LET

RETAIL / BEAUTY / OFFICE PREMISES

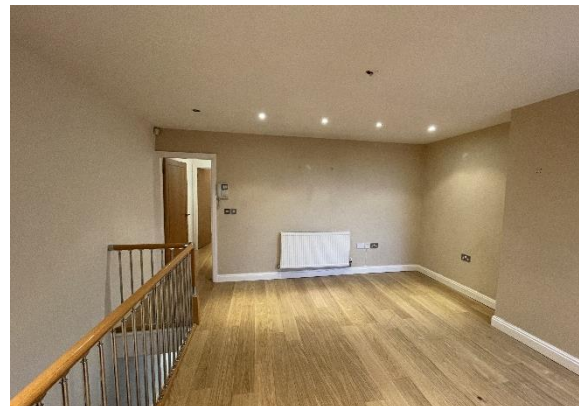
FIRST FLOOR 435 HARTSHILL ROAD, HARTSHILL, STOKE-ON-TRENT, ST4 6AB





# RETAIL / BEAUTY / OFFICE PREMISES

435 HARTSHILL ROAD, HARTSHILL,  
STOKE-ON-TRENT, ST4 6AB



## LOCATION

The property is located in the popular trading location of Hartshill. Hartshill Road is an arterial road which connects Newcastle-under-Lyme Town Centre (0.6 miles distant) and Stoke town centre (1 mile distant). The A500 Dual Carriageway is in close proximity and provides further access to the M6 Motorway with Junction 15 being approximately 5 miles south and Junction 16 being 8.4 miles distant to the northwest.

Nearby property uses include a range of professional services, offices and retail premises.

## DESCRIPTION - [Virtual Tour](#)

The premises comprises of a large office with two smaller offices, a kitchenette and WC adjacent. The property has been finished to a modern standard and is ready for a tenant's fitout.

The property briefly comprises the following:

- Modern finish throughout
- LED spotlights throughout
- Gas central heating (not tested)
- Modern kitchenette

## RENT

£6,000 per annum

ACCOMMODATION	SQ M	SQ FT
Total NIA	46.17	497



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## TENURE

Leasehold on terms to be agreed.

## RATING ASSESSMENT

The Rateable Value from 1<sup>st</sup> April 2023 list is £2,700. Interested parties may benefit from 100% Small Business Rates Relief and/or the Retail Discount Scheme. 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 main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party to cover their own legal costs in relation to the letting.

## EPC

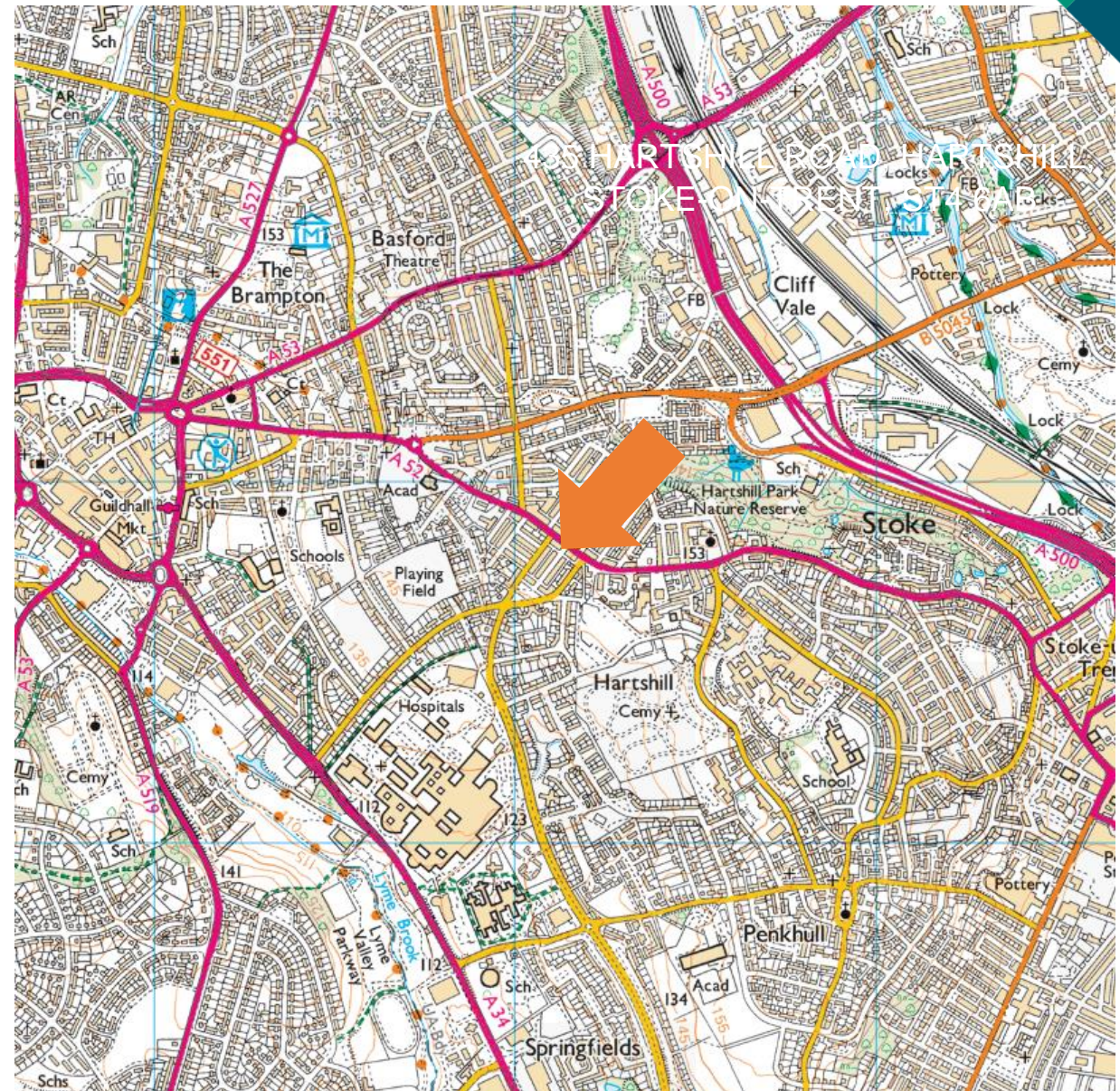
Pending.

## CONTACT

**Caine Savage**

E: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

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



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## Residential Survey and Valuation

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