

4 MARKET SQUARE HANLEY STOKE-ON-TRENT ST1 1NU TO LET

RENTAL: £47,500 PA

(exclusive of rates)

Prime Town Centre Shop

LOCATION

The premises are located immediately adjacent to Betfred and Thomson Travel and close to Primark, H Samuel, TK Maxx and the entrance to The Potteries Shopping Centre. The premises were formerly occupied by Michael Jefferies Solicitors.

DESCRIPTION

The property comprises a ground floor retail unit with upper floor ancillary accommodation.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Internal Width	18'9"	5.7 m
Ground Floor Sales	1,159 sq ft	107.7 sq m
Ground Floor Storage	117 sq ft	10.9 sqm
First Floor Ancillary	877 sq ft	81.5 sq m
Second Floor Ancillary	385 sq ft	35.8 sq m
Third Floor Ancillary	570 sq ft	53.0 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £64,500

Rates Payable (2020-21): £33,024

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.



PLANNING

The premises benefit from planning consent for A2 (Financial & Professional Services) under the Town and Country Planning (Use Classes) Order 1987. Alternative uses will be considered, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 96 (Band D). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the joint letting agents:-
Centrick Commercial 0121 289 5009 or
Harper Dennis Hobbs 0207 462 9100

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's official authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

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