

## **Exchange Building**

Trinity Street, Hanley, Stoke-on-Trent, ST1 5NA



### **To Let – Leasehold Licensed Premises Or Any Other Alternate Use Rental Offers Invited Sole Letting Agents**

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- Large imposing property in Hanley
- Prominent corner position
- Spread over four floors
- Car parking available
- Available as a whole or as part
- Flexible terms to be agreed
- Possible incentives available

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## **Location**

Hanley is a town situated within the city of Stoke-on-Trent, around 2 miles north of the city centre and positioned between the A52 and A53 trunk roads. The area is historically known as the commercial district of Stoke-on-Trent and is home to the Potteries Shopping Centre. The Exchange Building is prominently positioned at the corner of Etruria Road and the Marsh Street South, with properties within the immediate surrounding vicinity including theatres, bars, restaurants, the Genting Casino and various other commercial operators.

## **Accommodation**

The Exchange Building is an eye-catching predominantly three storey Grade II Listed redbrick property which sits under a pitched tiled roof.

The ground floor internal trading area comprises an open plan bar area with capacity for up to 70 covers, with a separate internal area currently occupied and operated as a barbers.

The basement area includes a bar and dance floor, complete with customer WC's.

At first floor level the property benefits from a large commercial kitchen with offices and other ancillary space available, which has scope for alternate uses.

The second floor comprises a large open plan area, formerly used as badminton courts.

Externally and to the rear there is a car park with 6 dedicated parking spaces and a small benched trade patio area.

**Ground Floor GEA amounts to approximately 3,805 square feet.**

**The property sits on a plot size amounting to circa 0.145 acres.**

**The Exchange Buildings offers considerable scope for local public house and bar/restaurant operators, as well as a number of alternate uses, subject to the granting of relevant permissions. The property is available as a whole or as part on flexible new lease terms to be agreed.**



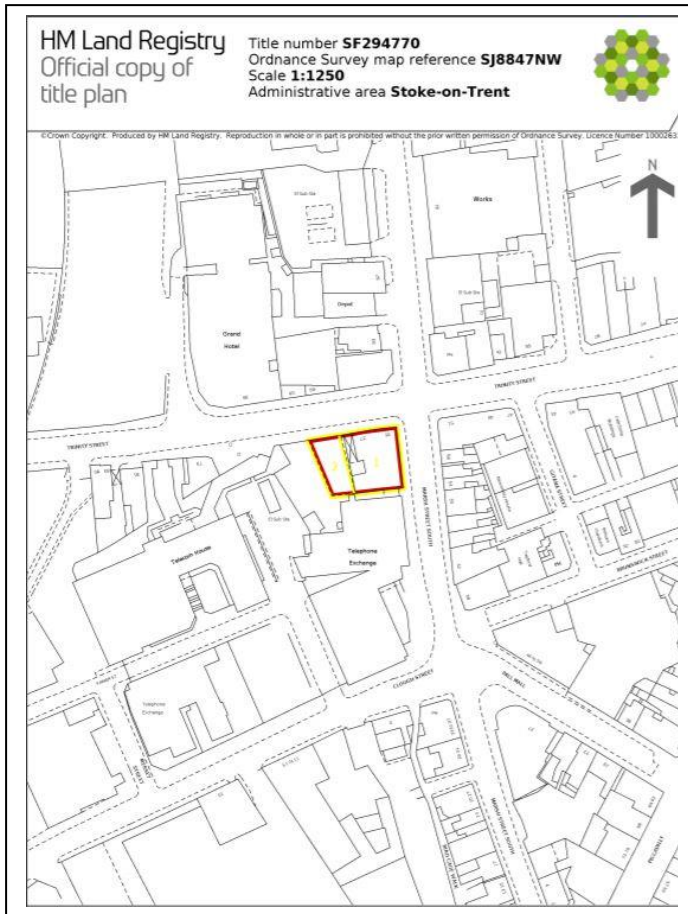
**0121 227 2311**

Top Floor, Gatsby Court, 170 Holliday Street, Birmingham, West Midlands B1 1TJ  
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## General Information

### **Rating**

The current Rateable Value is assessed at £44,500.

### **Licences**

It is understood that the property currently possesses a Premises Licence.

### **Services**

We are verbally advised that all mains services are connected to the property.

### **Trading**

The premises are currently open.

### **Tenure**

The premises are available either by a new lease at a rent and terms to be agreed subject to landlords consent.

### **Fixtures and Fittings**

The letting of the property will/will not include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### **Energy Performance Certificate**

An EPC has been requested.

### **VAT**

VAT is not applicable on the letting of this property.

### **Viewings**

All viewings are strictly by appointment only.



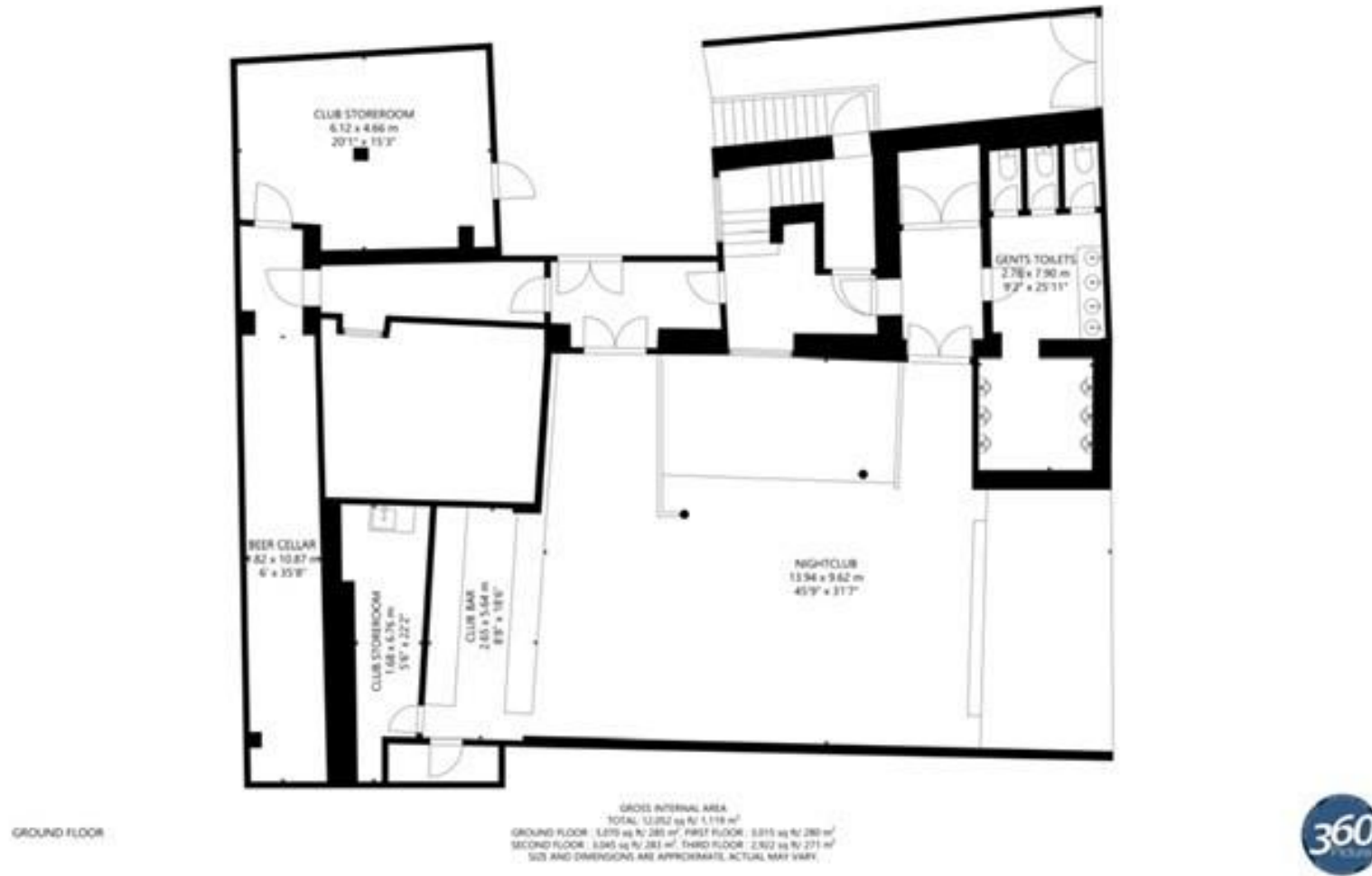
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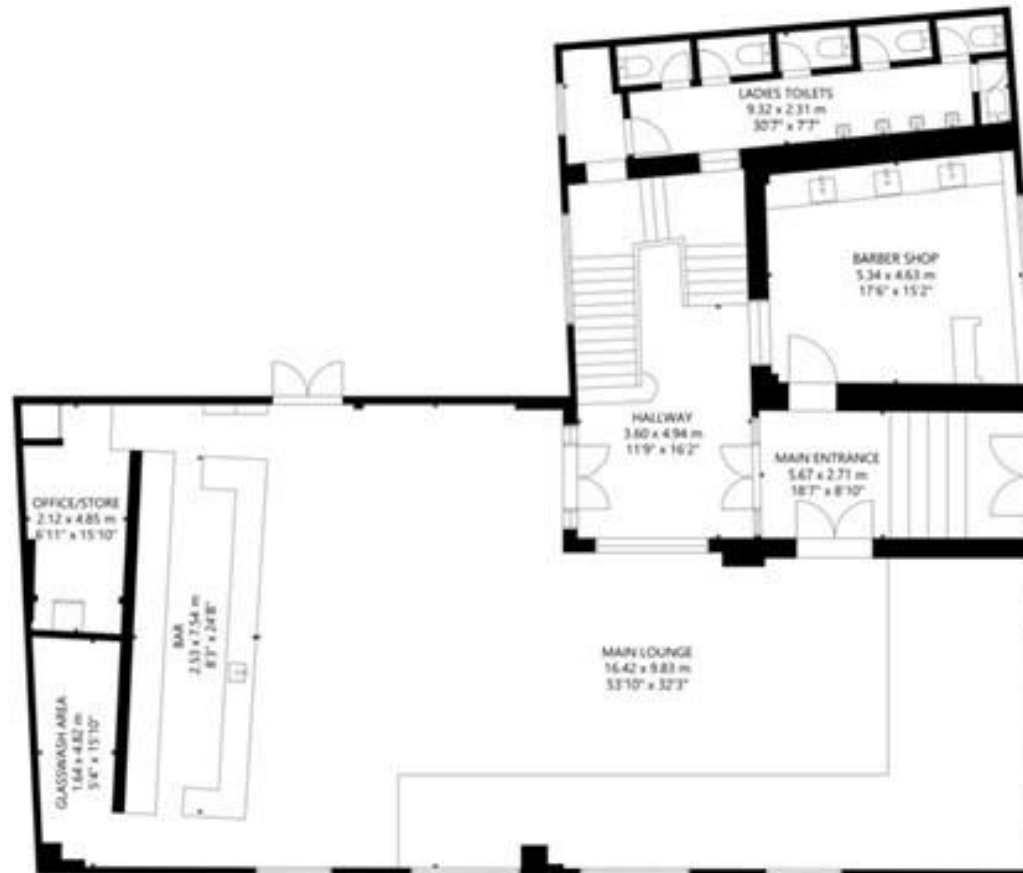
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FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 12,382 sq ft / 1,118 m<sup>2</sup>  
GROUND FLOOR: 5,879 sq ft / 542 m<sup>2</sup>, FIRST FLOOR: 5,815 sq ft / 538 m<sup>2</sup>  
SECOND FLOOR: 5,045 sq ft / 468 m<sup>2</sup>, THIRD FLOOR: 2,302 sq ft / 213 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



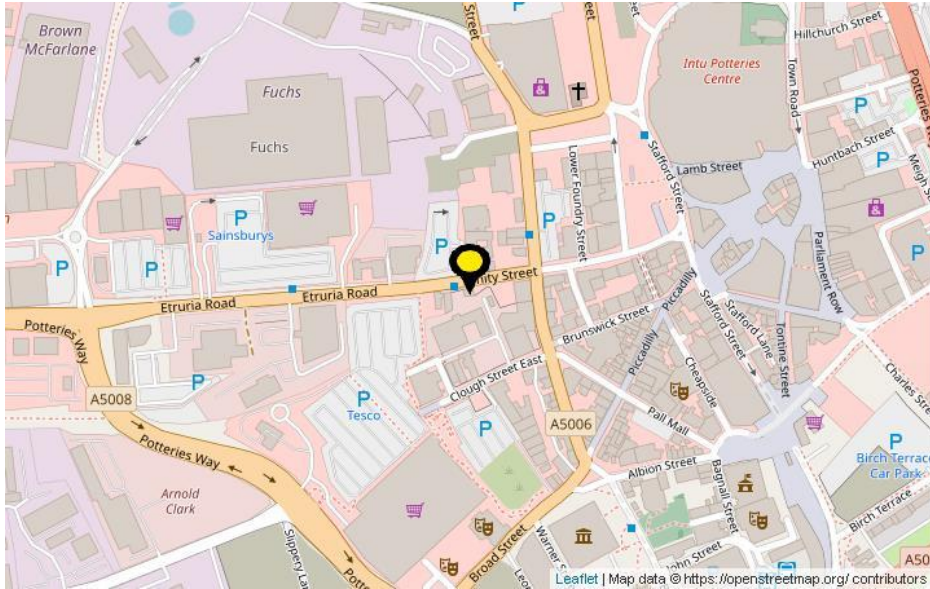
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## Agent Details

For further details please contact



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## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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