



JOHNSON FELLOWS

CHARTERED SURVEYORS

Stoke on Trent, Shelton, 25-27 Stoke Road, ST4 2QW

Retail Premises – Leasehold



First Floor Offices/Store	117.55 sq m	1,265 sq ft
Second Floor Office/Store	93.68 sq m	1,008 sq ft

TENURE

The property is held by way of a 10 year lease expiring 29th July 2024 and is therefore available by way of an assignment of sub lease for a term to be agreed.

RENT

£12,500 per annum exclusive.

RATES

We are advised by the Valuation Office Agency that the property has the following rating information:-

Rateable Value	£17,750
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Interested parties should verify this information with the local rating authority.

EPC

D93

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Iain Mills

Email: iain.mills@johnsonfellows.co.uk

LOCATION

The property is located on Stoke Road, the main A506 approximately ½ mile north with the A500 which is a major urban expressway through the heart of the north Staffordshire conurbation and links junctions 15 and 16 of the M6 motorway. The property is situated in the university quarter mid way between the city centre to the north and the main railway station to the south. The university quarter is home to Staffordshire University, Stoke on Trent Sixth Form College and The Stoke on Trent College. The immediate surrounding area containing a mix of local retail operators.

DESCRIPTION

The property is located at the end of a terrace of similar three storey buildings at the junction with Cordon Road a short distance from Cordon Park and benefits from a tarmac side/rear car park. The premises provide a mainly open plan ground floor retail unit with wide display glazed frontage with staff facilities to the rear of the ground floor. The upper floors provide a mix of cellular offices or store rooms.

ACCOMMODATION

Sales NIA	95.47 sq m	1,028 sq ft
Stores	31.71 sq m	341 sq ft
Office	6.37 sq m	69 sq ft
Rear Store	7.22 sq m	121 sq ft



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