



TO LET

GROUND FLOOR RETAIL PREMISES
YEAR 1 RENTS FROM £120 PER WEEK
(SUBJECT TO TERMS)

THE QUADRANT
HANLEY
STOKE-ON-TRENT
ST1 2QQ



725 – 3,005 sq ft (67 – 279 sq m)
(Approx. Net Internal Sales Area)

- Town centre location
- Suitable for a range of retail uses
- Frontage onto Ring Road



Location

The Quadrant is prominently located on Town Road just off Potteries Way (A50) which is one of the main arterial routes around Hanley Town Centre. This gives easy access to the A500 D road and Junction 15 of the M6 Motorway.

The Quadrant is close to the Potteries Shopping Centre which accommodates many retailers including Next, Debenhams and HMV.

Description

The available units comprise ground floor retail units with glazed shop fronts. To the rear of the retail sales area there is a variety of toilet and office accommodation.

Accommodation

| | Sq.ft | Sq.m |
|--------------|--------------|------------|
| Unit 8 | 725 | 67.35 |
| Unit C | 2,280 | 211.81 |
| Total | 3,005 | 279 |

Approx. Net Internal measurements.

Tenure

The property is available on flexible lease terms to be agreed.

Rent

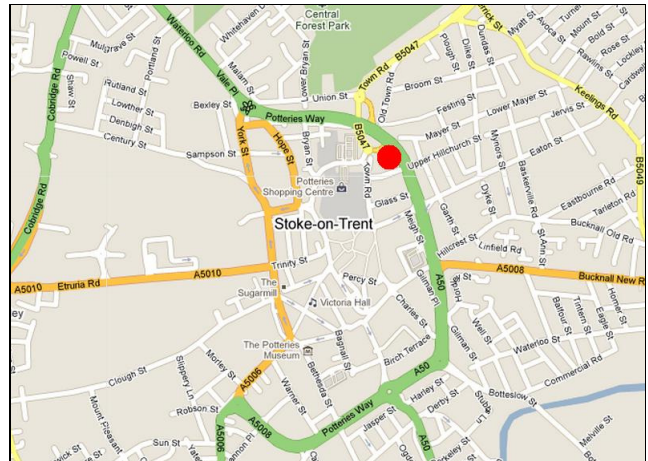
Units available from £2 per sq ft in year 1, subject to lease terms. Terms available from the agents.

Rating

We advise all interested parties to make enquiries with Stoke on Trent City Council for further details.

Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



Legal Costs

The ingoing tenant will be responsible for both parties' legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which will be chargeable.

Viewing

Strictly via sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY
Contact: Andrew Groves

Tel: 01782 275 860
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Ref: ST586
Date: August 2011

Subject to Contract