



TO LET

**RETAIL UNIT
(SUBJECT TO PLANNING CONSENT)**

**HIGH STREET
UPPER TEAN
STOKE-ON-TRENT, ST10 4DY**



1,895 sq.ft (176.05 sq.m)
Approx. Net Internal Area

- Central location
- Good access to A50 dual carriageway



Location

The property is located within the market town of Upper Tean on the A522 at the junction between New Road and High Street on which lies a range of shops and public houses. The nearest town is Uttoxeter some 7 miles away. The town of Cheadle lies approximately 3 miles to the north and the City of Stoke-on-Trent is 15 miles to the north-west and can be easily accessed via the A50, which also gives easy access to the A500 and M6 Motorway, which in turn gives access to Manchester to the north and Stafford to the south.

Description

The property comprises a ground floor retail unit (subject to planning consent) forming part of the former Tean Hall Mills premises. The property has recently been converted into luxury living accommodation to the upper four floors with a property to the ground floor suitable for a retail unit.

The unit will have the benefit of a kitchenette, W.C and store rooms. The property is considered to be suitable for a range of retail or professional uses subject to the necessary consents.

Accommodation

	sq. m.	sq. ft.
Total Floor Area	176.05	1,895
Including, stores, kitchenette and W.C.		

Tenure

The property is available on a leasehold basis.

Rent

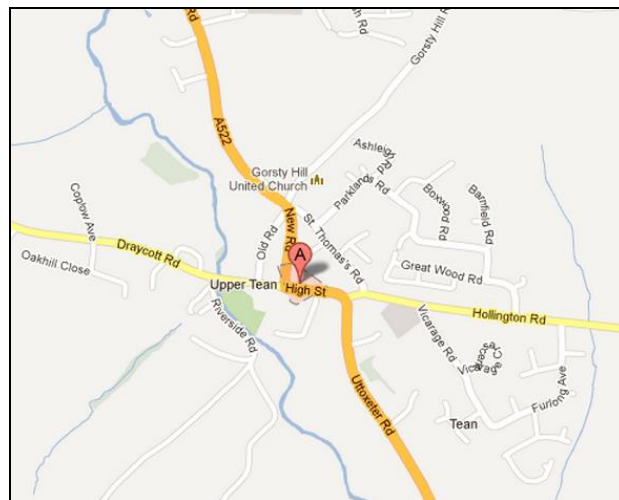
The unit is available at an annual rental of £10,000 per annum exclusive being payable quarterly in advance.

Rates

Interested parties are advised to make their own enquiries to the Valuation Office.

Planning

Interested parties are advised to make their own enquiries to the local authority.



Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and 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.

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing

Strictly via sole agents:

**Harris Lamb, 3 Lakeside
Festival Park, Stoke-on-Trent
ST1 5RY**

Contact: Becky Thomas

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**Ref: ST228 Date: March 2012
Subject to Contract**