



## LOCATION

Hanley is the main commercial centre of Stoke-on-Trent and The Potteries. Stoke has a population of circa 360,000 and is 50 miles North of Birmingham and 40 miles South of Manchester. Major retailers in the city include **M&S**, **Primark**, **Debenhams** and **TK Maxx**.

## SITUATION

The property is situated in a prominent pedestrianised location between **TK Maxx** and **Café Retreat**. Other nearby occupiers include **Primark**, **Debenhams**, **Hanley Building Society** and **Body Care**. The unit benefits from being opposite **The Potteries Shopping Centre**.

## LEASE

A new full repairing and insuring lease is available for a term of years to be agreed, subject to five yearly upward only rent reviews.

## RENT

Offers are invited in the region of £40,000 per annum exclusive of rates, service charge and VAT.

## EPC

The property has an EPC rating of D - 94. A copy of the Energy Performance Certificate is available upon request.

### Accommodation

Ground Floor	113.61 sq m	1,223 sq ft
Basement	108.32 sq m	1,166 sq ft

### Business Rates and Service Charge

Rateable Value (2010)	£53,500
Uniform Business Rates (2016/17) (exclusive of water & sewerage)	0.497 pence
Rates Payable (2016/17)	£26,590
Service Charge	£2,199

For more information, please contact:

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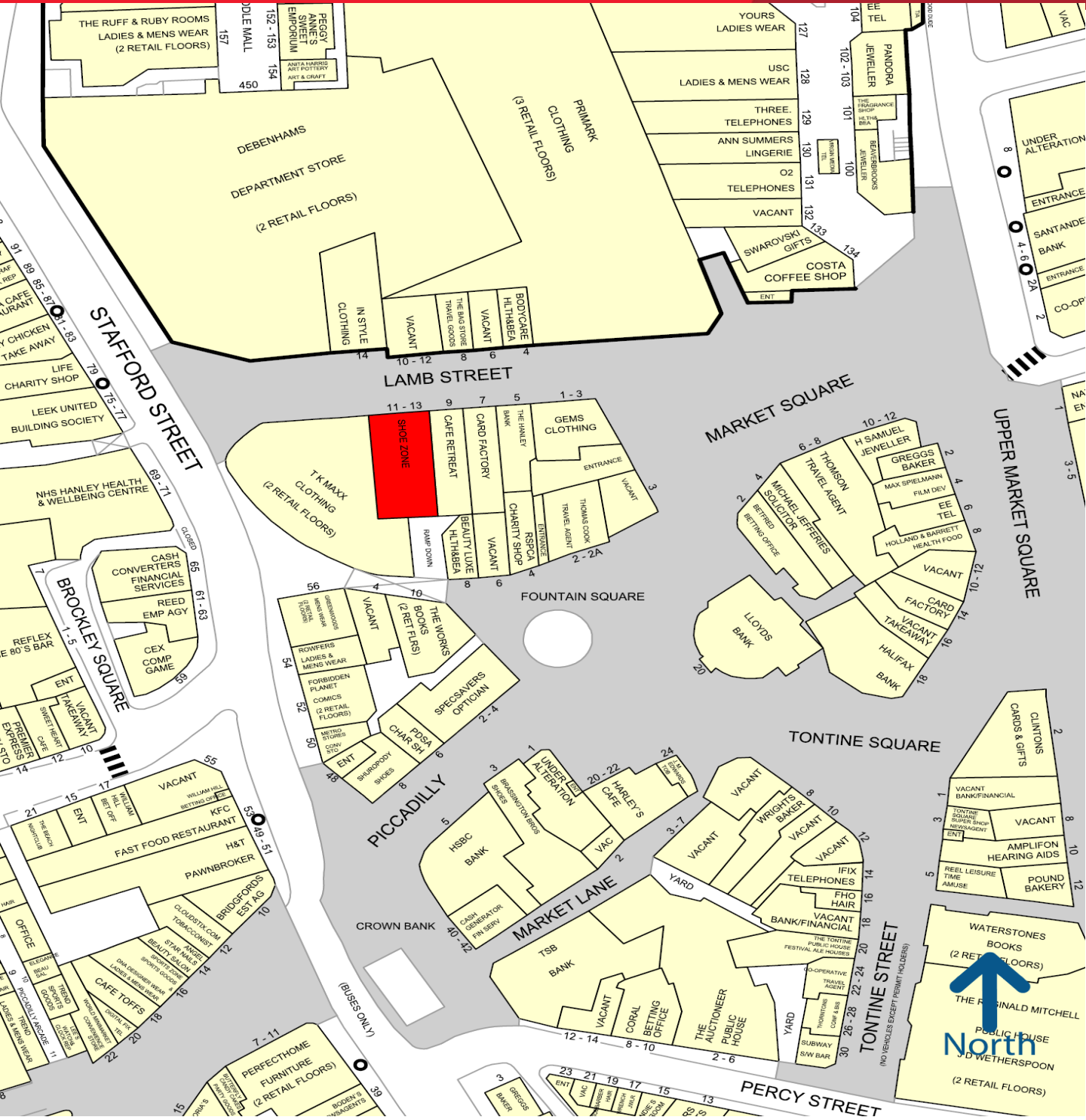
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