



4 Market Square Hanley Stoke-on-Trent

- Pedestrianised
- Opposite main entrances to TK Maxx and Primark

Prime shop to let

Location

Market Square is located within the central pedestrianised shopping area of Hanley. The subject premises is opposite the entrance to The Potteries Shopping Centre. The unit is adjacent to Thomson and Betfred. Nearby retailers include H.Samuel, Costa and Goldsmiths.

Description

The property is arranged with ground floor sales and ancillary uppers.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£47,500 per annum exclusive

Accommodation

Approximate net internal areas:

Ground Floor Sales	1,159 sq ft	107.67 sq m
Ground Floor Store	117 sq ft	10.86 sq m
First Floor Anc	877 sq ft	81.47 sq m
Second Floor Anc	385 sq ft	35.76 sq m
Third Floor Anc	570 sq ft	53 sq m

Total: **3,108 sq ft** **288.76 sq m**

(Interested parties are advised to verify these areas on site by prior appointment)

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

Rateable Value	£45,500
Rates Payable (19/20)	£22,932

Interested parties should make their own enquiries with Stoke-on-Trent Council (01782 234 567).

EPC

The EPC shows a rating of 96. (D). Full details are available upon request.

Viewing

The property is temporarily let and anyone should be able to view as a customer.

Subject to contract

Chris Dennis

chrisdennis@hdh.co.uk
T 020 7462 9110

Jasper Hill

jasperhill@hdh.co.uk
T 020 7462 8714

