

Andrew Grant Commercial

4 Market Square, Hanley, Stoke-On-Trent, ST1 1NU

£47,500 per annum exclusive

PRIME TOWN CENTRE SHOP TO LET



LOCATION

The premises are located immediately adjacent to BetFred and Thomson Travel and close to Primark, H Samuel, TK Maxx and the entrance to The Potteries Shopping Centre. The premises were formerly occupied by Michael Jeffries Solicitors.

ACCOMMODATION

Approximate internal areas are detailed below:

Ground Floor Internal Width	18 ft 9 In	5.70m
Ground Floor Sales Area	1,159 Sq ft	107.67 Sq m
Ground Floor Storage	117 Sq ft	10.86 Sq m
First Floor Ancillary	877 Sq ft	81.47 Sq m
Second Floor Ancillary	385 Sq ft	35.76 Sq m
Third Floor Ancillary	570 Sq ft	53.00 Sq m

LEASE

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

RATING ASSESSMENT

The property is currently listed with Stoke-on-Trent City Council with a rateable value of £64,500 and rates payable £32,056. Interested parties are advised to make their own enquiries direct.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 96 (Band D). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

PLANNING

The property benefits from planning consent for A2 (Financial & Professional Services), however all interested parties are advised to make their own enquiries with the Local Authority.

REFERENCES

The successful applicant for a tenancy will need to provide a satisfactory bank, accountants, solicitors, landlord and two satisfactory trade references for submission to the Landlord. In respect of a limited company the last three years audited trading accounts.

VAT

We understand that VAT is payable on the rental. However, interested parties should make their own enquiries.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Tenant.

VIEWINGS

Strictly by prior appointment with either Andrew Grant Commercial, on 0330 024 3000, or joint agents Harper Dennis Hobbs, on 0207 462 9100.

Worcester Office

59-60 Foregate Street,
Worcester WR1 1DX

Bromsgrove Office

485 Birmingham Road,
Bromsgrove, B61 0HZ

London Office

40 St James's Place
London, SW1A 1NS

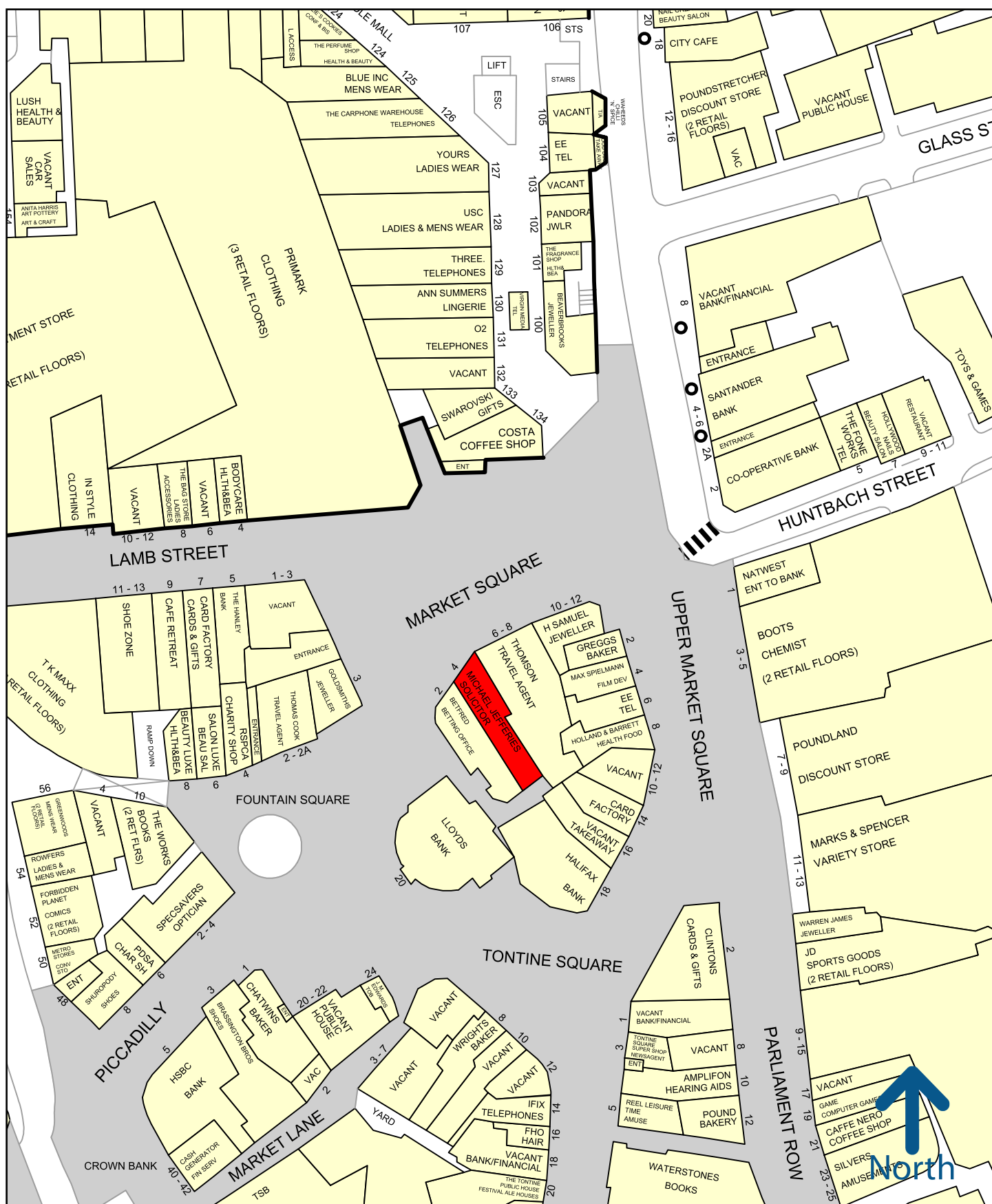
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Andrew Grant LLP is a Limited Liability Partnership incorporated in England under OC399403. Regulated by RICS. A list of members is open to inspection at the registered office which is at Carrick House, Lyplatt Road, Cheltenham, Gloucestershire GL50 2QJ. Telephone 01242 234421

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.





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Created By: Andrew Grant

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