



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Hanley, 23/25 Parliament Row, ST1 1PW

Retail Premises - Leasehold



### LOCATION

The subject premises are prominently located within the Hanley Centre. Retailers in the immediate area include:- Waterstones, McDonalds, Caffe Nero, Bhs, JD Sports, Pound Bakery, Ann Summers and Marks & Spencer.

### DESCRIPTION

The property consists of a three storey brick built property with ground floor retail unit and ancillary stores/offices above.

### ACCOMMODATION

Ground Floor Retail	122.06 sq m	1,314 sq ft
Ground Floor Ancillary	23.66 sq m	254 sq ft
First Floor	101.39 sq m	1,091 sq ft
Second Floor	112.42 sq m	1,210 sq ft

### TENURE

The premises are held by way of a 15 year FRI lease expiring 23<sup>rd</sup> June 2024.

The premises are therefore available by way of assignment or sub lease.

### RENT

Upon Application

### USE

The premises currently benefit from arcade/amusement use but would suit a variety of uses including retail subject to relevant change consent.

Interested parties are advised to make their own enquiries via the local planning department in respect of alternative uses.

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £90,000

Interested parties should verify this information with the local rating authority.

### EPC RATING

D - 78

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### TIMING

Possession is available upon completion of legal formalities.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Chris Gaskell

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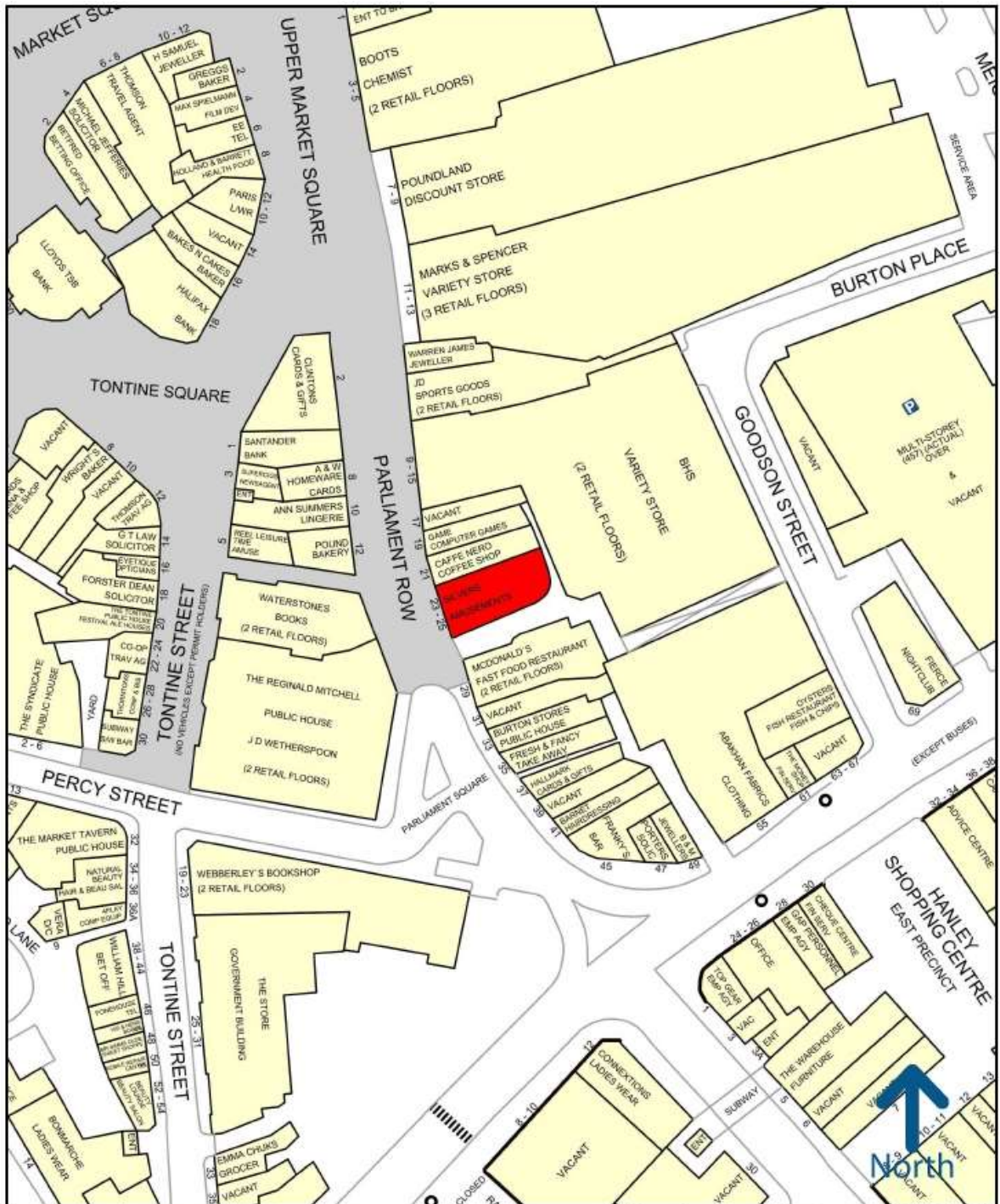


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