

RORY MACK

ASSOCIATES

TO LET:

£7,500 PAX

40-42 Hope Street

Hanley, Stoke on Trent
Staffordshire, ST1 5BS



- Double Fronted retail/office premises
- Total NIA: 1,475 sq ft with 757 sq ft of sales
- 2 x on site car parking spaces adjacent to property
- Town centre location on busy road opposite public carparking
- EPC: TBC

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

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RATING APPEALS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A prominently located end of terrace retail property briefly comprising a split-level sales area extending to 757 sq ft to the rear of which is a kitchen and store with stairs leading to three office/store rooms at first floor. Adjacent to the property is an area of land upon which two cars can be parked in tandem.

LOCATION

The property benefits from a prominent location in the city centre and forms part of a mix use terrace of commercial properties opposite two public car parks and has approx. 28' roadside frontage to a busy main road.

ACCOMMODATION

Ground Floor

Sales Area:	757 sq ft
Kitchen:	63 sq ft
Store:	134 sq ft
WC	-

First Floor:

Landing:	-
Room 1:	140 sq ft
Room 2:	267 sq ft
Room 3:	114 sq ft
Total NIA:	1,475 sq ft

SERVICES

Mains water, drainage and electricity connected. No services have been tested by the agents.

PLANNING

With an establish 'E' Use Class Order the property would suit a wide range of retail and/or professional office businesses looking for affordable accommodation in the city centre.

VAT

The rent is subject to VAT.

EPC

TBC

BUSINESS RATES

Rateable Value:	£9,900
Rates Payable:	£4,940.10 pa (20/21)

Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% rate exemption.

TENURE

The property is available on terms to be agreed, subject to rent reviews every three years and with each party bearing their own legals costs.

C02346/23032021

RORY MACK ASSOCIATES



Strictly by appointment through agents:

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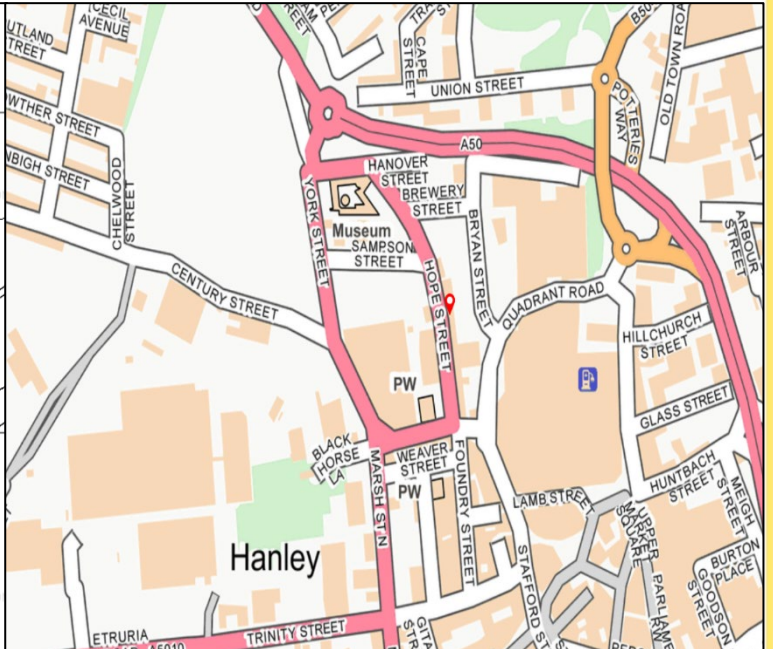
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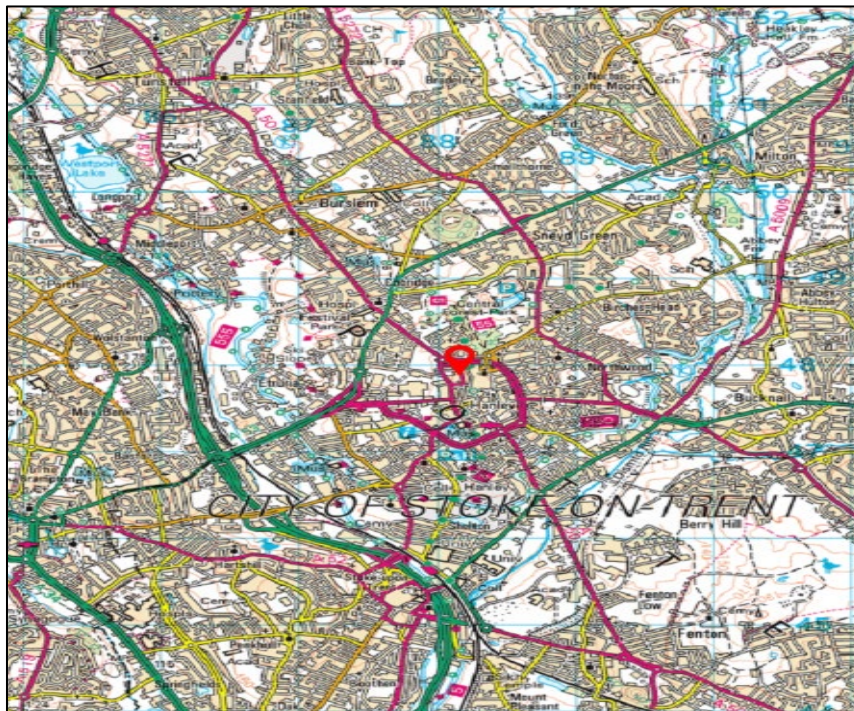
ORDNANCE MAP



STREET MAP



TOWN MAP



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