



TO LET

RESTAURANT PREMISES

**GROUND AND FIRST FLOOR
14-20 BRUNSWICK STREET
HANLEY
STOKE ON TRENT, ST1 1DR**



1,570-3,350 sq.ft (145-311 sq.m)

Approx. Net Internal Area

- City Centre Location
- Available floor by floor
- Suitable for a variety of uses (Subject to Planning)
- Surrounding leisure venues include Fiction, The Sugarmill, Walkabout, Chicago, Individual and Boston Brothers



Location

The property is located in Hanley City Centre with the main shopping centre (Intu Potteries) within walking distance. Hanley is one of the 5 towns of Stoke on Trent and benefits from good road links via the A500 and M6 Junction 15 to the south and 16 to the north.

The property is located opposite the Main nightclub in Hanley being Fiction with a variety of leisure, food and retail uses surrounding.

Description

The property comprises a refurbished three storey brick built building with rendered elevations and basement area.

The ground and first floor areas previously accommodated a restaurant business with laminate flooring, spot light lighting, kitchen/bar areas and male and female toilets. There is also an enclosed smoking area and balcony.

The second floor and roof top area previously accommodated a nightclub user with works to be completed shortly to a similar specification to the lower floors.

Accommodation

	Sq ft NIA	Sq m NIA
Basement	172	16
Ground Floor	1398	129
First Floor	1780	165
Total	3,350	311

Tenure

The property is available floor by floor or combined on lease on terms to be agreed.

Rent

Ground Floor - £20,000 pa

First Floor - £15,000 pa

Combined - £30,000 pa

Service Charge

Should the property be split floor by floor, a service charge for the common area will be applicable.



Rating Assessment

Enquiries with the Local Authority reveal a current rateable value of the whole building at £39,750 (2017 listing). Further enquiries should be made with Stoke on Trent City Council (01782 234234).

Planning

Interest parties are advised to make their own enquiries with the local authority Stoke on Trent City Council (01782 234234).

We are advised that A3 (Restaurant) use class is permitted under application no.38909/FUL.

Energy Performance Certificate

EPC Rating – D (93)

VAT

All prices quoted are exclusive of VAT, which is payable on the rent and service charge that may be applicable.

Viewing

Strictly via the sole agents:

Harris Lamb

3 Lakeside, Festival Park
Stoke-on-Trent, ST1 5RY

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Subject to Contract



GOAD