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**TO
LET**



SUPERB RETAIL UNITS

82.1 m² (884 ft²) — 95.2 m² (1,025 ft²)

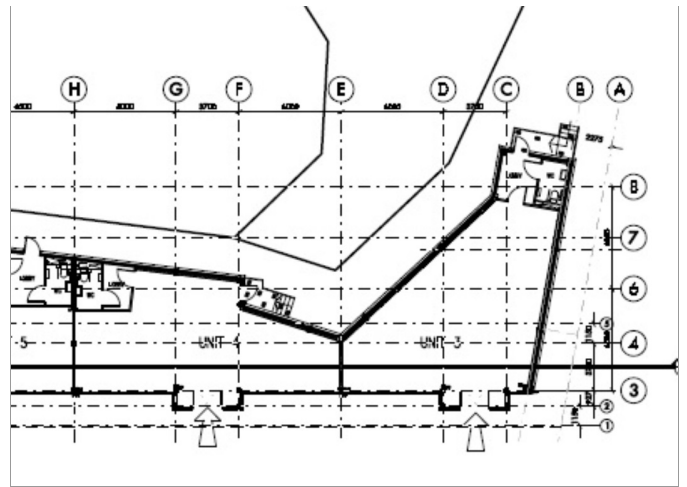
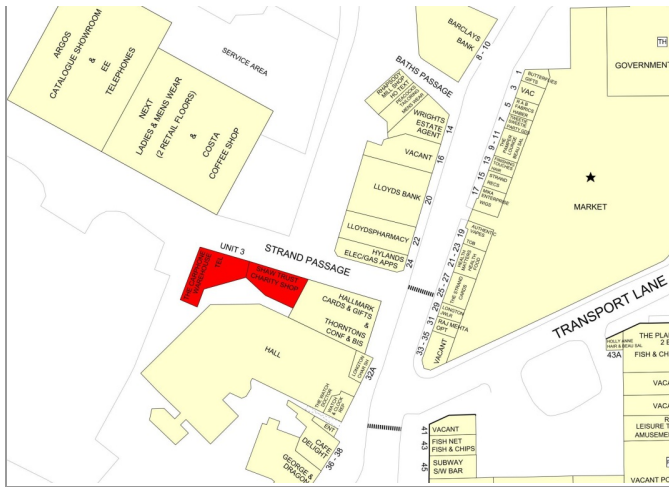
Units 3 & 4
Strand Passage
Longton
Stoke-On-Trent
ST3 2TA

- Prominent Visible Position
- Open Plan Accommodation
- Situated Adjacent Tesco Extra

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Location

Located on the western side of Longton Town Centre, the available accommodation forms part of the recent Longton Retail Park development by Tesco. The scheme comprises a 110,500 sq ft Tesco Extra with associated petrol filling station, a number of additional retail outlets, 870 space car park and the town's public bus interchange.

The units benefit from a high degree of profile fronting the main pedestrian link to and from the Tesco shopper car park and bus interchange to Longton Exchange, the town's main retail precinct together with the Market Hall and the Town Hall. They are situated directly opposite Next, Costa Coffee and Argos as well as Tesco.

Description

The premises comprise a two ground floor lock-up retail units forming part of parade of similar properties constructed to a high specification consistent with the design of the adjacent Tesco store.

The units both offer good sized open plan sales area benefiting from an extensive metal framed shop frontage directly to the pedestrianised Strand Passage, together with ancillary kitchen and WC facilities.

The units were both fitted out by previous occupiers, incorporating suspended ceilings and floorcoverings, with Unit 3 having the added benefit of security roller shutters.

Services

It is understood that mains connections to electricity, water and drainage are available to, or in the vicinity of, the premises.

Accommodation

The units extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Unit 3	95.2	1,025
Unit 4	82.1	884

Planning

The units have established uses within Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of the local planning authority, Stoke On Trent City Council (www.stoke.gov.uk).

Rating Assessments

The units have the following rating assessments:

	Rateable Value
Unit 3	£19,250
Unit 4	£20,750

Tenure

The premises are available by way of an effective full repairing and insuring lease for a term of years to be agreed.

The lease will be contracted out of the security of tenure provisions within s.24 – s.28 of The Landlord & Tenant Act 1954.

Asking Rentals

Unit 3	£19,500 per annum exclusive
Unit 4	£18,250 per annum exclusive

Service Charge

A service charge contribution is payable towards the maintenance and upkeep of the common parts.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

Unit 3
 Strand Passage
 STOKE-ON-TRENT
 ST3 2TA

Certificate Reference Number:
 9551-3050-0237-0390-3191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
 A 26-50
 B 51-75
 C 76-100
 D 101-125
 E 126-150
 F Over 150
 Less energy efficient

Net zero CO₂ emissions

60 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 125
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 102.65
 Primary energy use (kWh/m² per year): 607.17

Benchmarks

Buildings similar to this one could have ratings as follows:

23 if newly built
 66 if typical of the existing stock

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

VAT

All figures are quoted exclusive of but will be subject to VAT at the standard rate.

Enquiries

Please contact the sole agents, Eckersley:
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