

# RORY MACK

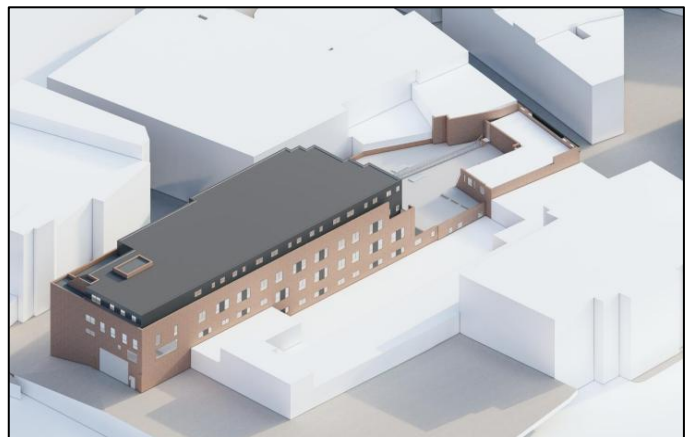
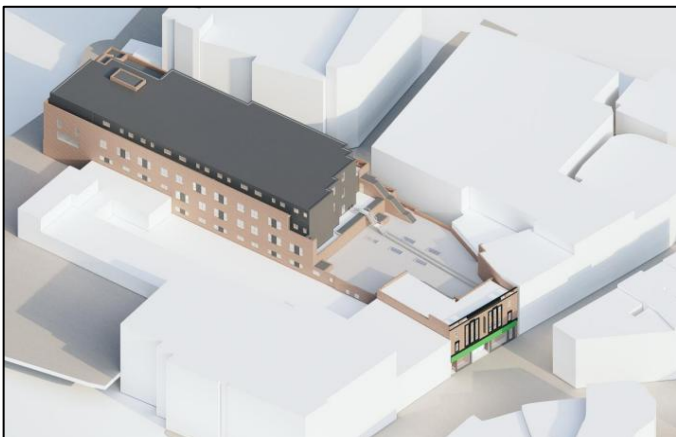
## ASSOCIATES



**FORMER MARKS & SPENCER,  
11-13 UPPER MARKET SQUARE,  
HANLEY, STOKE ON TRENT,  
STAFFORDSHIRE, ST1 1NS**

**FOR SALE  
£999,500  
TO LET  
£99,500 PAX**

- Former department store in pedestrianised city centre
- Over 80,000 sq ft of space over 4 floors
- Pre-app consultation in 2022 supported by local authority
- Proposed mixed use development including 64 apartments
- Plus ground floor sales areas and leisure space



# 11-13 UPPER MARKET SQUARE

## HANLEY, STOKE ON TRENT

### STAFFORDSHIRE, ST1 1NS

#### GENERAL DESCRIPTION

A large city centre former department store of reinforced concrete frame with brick elevations and flat roof coverings available with vacant possession. The property extends to approx. 82,000 sq ft offers a unique opportunity to a developer/investor looking for a landmark city centre building to convert into a substantial mixed use development comprising retail, leisure and residential accommodation. In 2022 the current owner had a pre-app meeting with the local planning department to discuss the proposed plans to convert the building into a mixed-use development which was warmly received. The planners provided a strong indication that such an Application would be approved however, the proposed scheme has not yet been submitted for consideration. It is still considered that there is a severe lack of housing in city centre that could serve both the local student and key worker population. Stoke on Trent Councils response to the proposal can be made available upon request which includes statements along the lines of: *"The policies are also supportive of the introduction of a residential market and high density living within the city centre"*

#### LOCATION

The property is located at the junction of Parliament Row and Tontine Square and is opposite the entrance to The Potteries Centre and is on a very busy and popular pedestrianised part of the centre of Hanley.

#### SERVICES

We understand that all mains services are connected. Interested parties are advised to seek their own clarification relating to the availability of utility services.

#### VAT

The sale price/rent is subject to VAT. It is anticipated that the building can be sold as a TOGC and that the VAT element should be recoverable.

#### TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease for a term to be agreed, subject to ret reviews every three years and with each party bearing their own legal fees

#### ACCOMODATION

Arranged over four floors the property has a Gross Internal Area of approx. 81,862 sq ft (7,607 sq m)

#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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**HANLEY, STOKE ON TRENT**

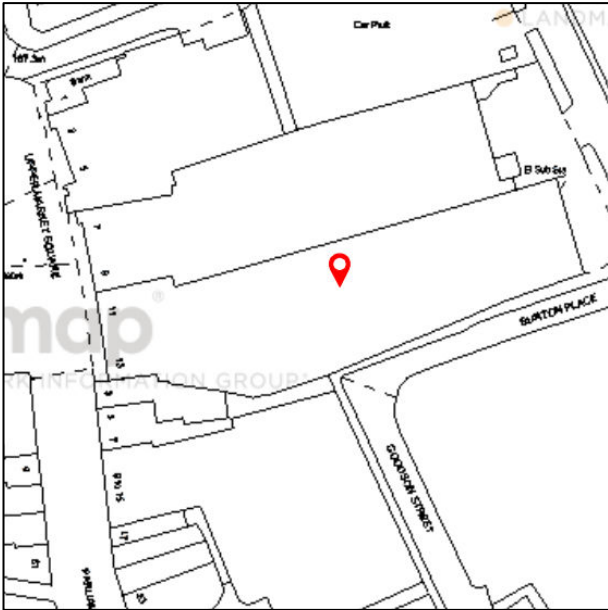
**STAFFORDSHIRE, ST1 1NS**



# 11-13 UPPER MARKET SQUARE

HANLEY, STOKE ON TRENT

STAFFORDSHIRE, ST1 1NS



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements