

RORY MACK

ASSOCIATES

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WAITE'S HORIZON
Portuguese . Caribbean . Grill . Bar

8 TONTINE SQUARE,
HANLEY,
STOKE-ON-TRENT, ST1 1NP

TO LET
£12,000 PAX

- Retail property with upper floors in prime city centre location
- Total NIA: 2,064 sq ft with 918 sq ft of ground floor sales area
- Opposite KFC and Halifax and within 100 yards of Intu Potteries
- Suitable for retail and/or cafe purposes
- EPC: 77 (Band D)



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GENERAL DESCRIPTION

This part-refurbished property of brick elevations features decorative sandstone windows and columns. The ground floor offers an open-plan sales area with a bar section and an extraction system. The large glazed window frontage provides plenty of natural light and visibility. At the rear, a staircase leads to the first and second floors, which are currently used for storage but could easily be adapted into additional sales space. The ground floor also includes a disabled access toilet. The property is a multi-functional space, making it suitable for a variety of business uses.

LOCATION

The property occupies a prime position in the city centre overlooking Tontine Square where a wide range of local and national retailers including, Butters John Bee, KFC & Halifax and is within 100 yards of the main entrance to the Intu Potteries shopping centre.

BUSINESS RATES

Rateable Value: £17,500

Rates Payable: £8,575 pa (24/25)

VAT

The rent is subject to VAT

ACCOMMODATION

Ground floor

Sales area 918 sq ft

1st floor

Sales/office 680 sq ft

Kitchen 38 sq

Toilets --

2nd Floor

2 x storage rooms 428 sq ft

Total NIA: 2,064 sq ft

Basement storage: 646 sq ft

SERVICES

Mains water, drainage and electricity are connected. Please note, no services have been tested by the agents.

TENURE

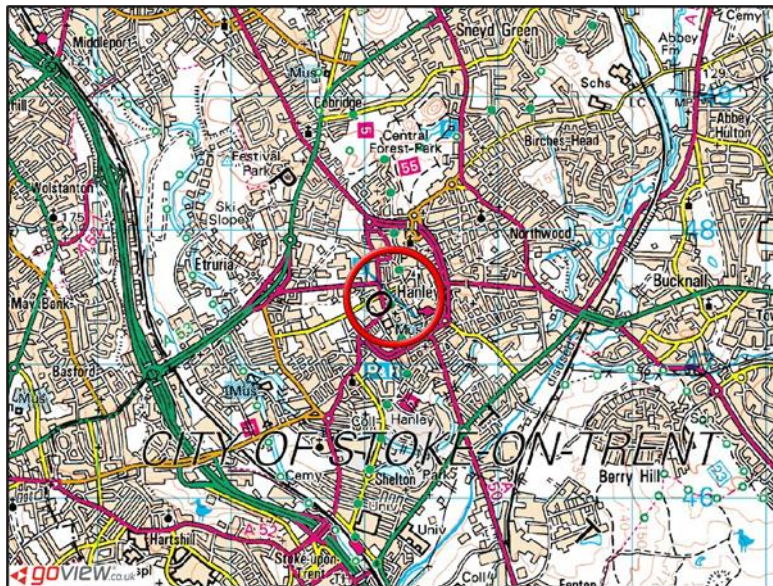
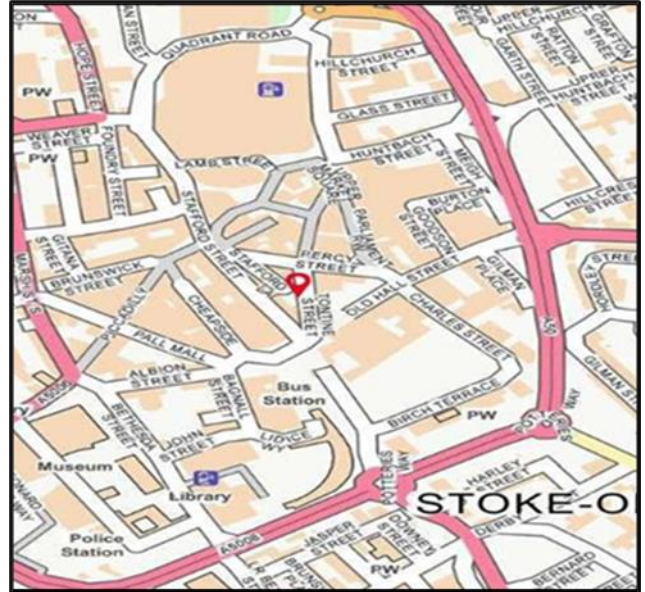
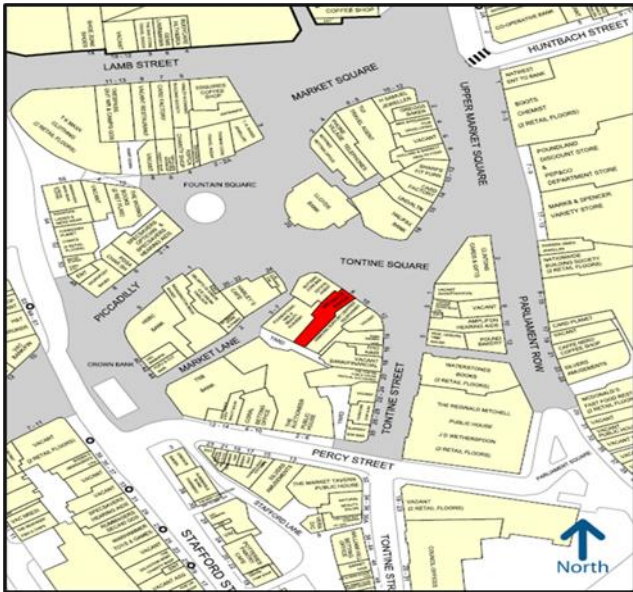
Available by way of a new full repairing and insuring lease for a term of years to be agreed subject to rent reviews every three years and with each party bearing their own legal costs

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.



**8 TONTINE SQUARE, HANLEY,
STOKE-ON-TRENT, ST1 1NP**



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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