



28-30 Campbell Place, Stoke, Stoke on Trent, ST4 1NA
For Sale: £250,000
To Let £27,500 per annum

Town Centre Retail
Retail/Ancillary: 370.23 sq. m (3,985 sq. ft.)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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28-30 Campbell Place, Stoke,
Stoke on Trent, ST4 1NA

Location

The property is situated in Stoke town centre on the eastern side of Campbell Place, between Flemming Road and Church Street. Nearby occupiers include Bet Fred, British Heart Foundation, Card Factory, Wrights Pies, Wetherspoons, Paddy Power, Lloyds Bank and Sainsbury's together with a wide range of independent retailers.

Description

The property comprises retail premises arranged over the ground/lower-ground and basement levels of a larger building together with a small service yard accessed off South Wolfe Street.

Accommodation

	sq. m	sq. ft
Ground Floor Retail Net frontage 6.18m Built depth: 30.82m Retail Area	251.95	2,712
Lower Ground Floor Ancillary Storage Staff Room Staff Toilets	93.90 24.39	1,011 262
Basement Limited Use Storage	288.46	3,105

Services

Mains electricity, water and drainage are available, subject to any reconnection that may be necessary.

Energy Performance

Energy Rating C

Planning

Uses falling within Use Class E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

Rating

- Description: Shop and Premises
- Rateable Value: £23,750
- Effective Date: 1 April 2026

Tenure

- Leasehold (virtual freehold)
- 999 years from 21 November 2011
- Peppercorn ground rent

Price

£250,000 for the Leasehold interest.

Rent

£27,500 per annum on terms to be agreed.

VAT

VAT is applicable to all amounts.

Costs

Each party is to be responsible for their own professional costs in relation to the transaction.

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT applies.

Anti-Money Laundering Regulations

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

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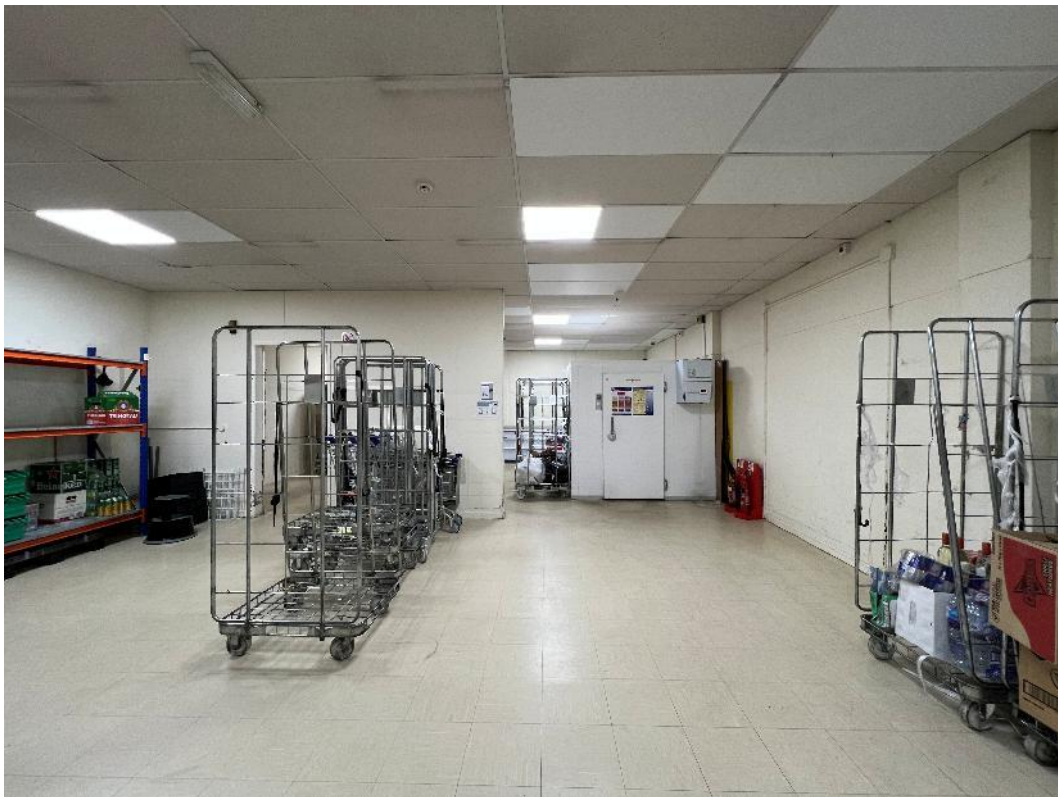
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