

RORY MACK

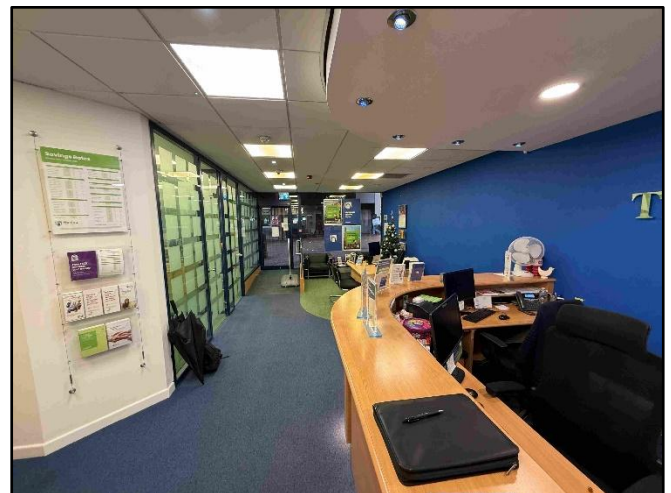
ASSOCIATES



**5 LAMB STREET, HANLEY,
STOKE-ON-TRENT,
STAFFORDSHIRE, ST1 1PF**

**TO LET
£15,000 PAX**

- Self-contained ground floor retail unit in the centre of Hanley
- Total NIA: 1,165 sq ft
- Access to secure service yard with loading bay
- Close to national retailers such as Primark, T.K Maxx and Card Factory
- EPC: 97 (Band D)
- 3 months rent free incentive available



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GENERAL DESCRIPTION

A self-contained and very well presented, ground floor unit with additional space in the basement area available by way of a new lease from the middle of March 2026. The unit briefly comprises an open plan sales area with the addition of 3 x glass partitioned meeting rooms. There is a till/reception area in the middle of the unit with stairs behind leading to additional office/storeroom, staff kitchen, bathrooms and service area with loading bay underneath the shopping centre. The property benefits from powder coated aluminium window frontage onto Lamb Street, carpeted floor, electric wall mounted heaters, suspended and plastered ceilings and spotlights.

LOCATION

5 Lamb Street is located in the heart of the city centre opposite Primark, arguably the most popular shopping destination in Hanley. The Potteries Shopping Centre main entrance is a 1 minute walk away.

ACCOMMODATION

Ground Floor:

Front Sales:	431 sq ft
Front Office:	108 sq ft
Middle Office:	82 sq ft
Rear Sales:	205 sq ft
Back Office:	122 sq ft
Total NIA:	948 sq ft

Lower ground:

Server Room:	125 sq ft
Kitchen:	92 sq ft
Ladies & Gents:	--
Total NIA:	217 sq ft

Overall NIA: 1,165 sq ft

SERVICES

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

BUSINESS RATES

Rateable Value: £12,500 (effective 1st April 2026)

Rates Payable: £4,775 (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to rate reduction.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease by way for service charge for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

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.

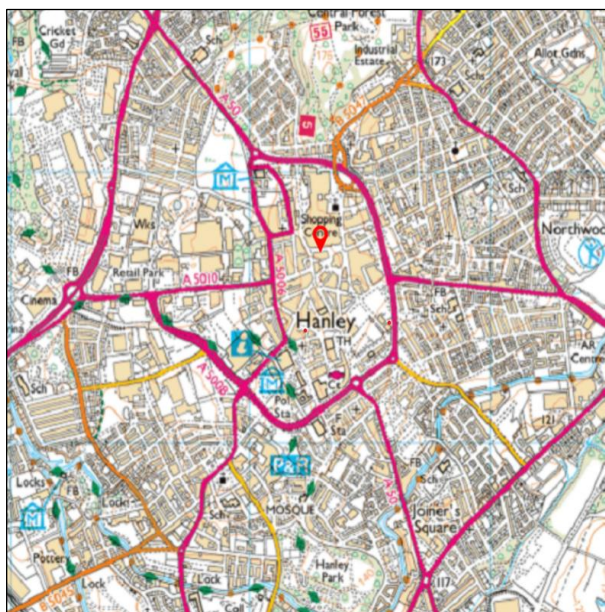
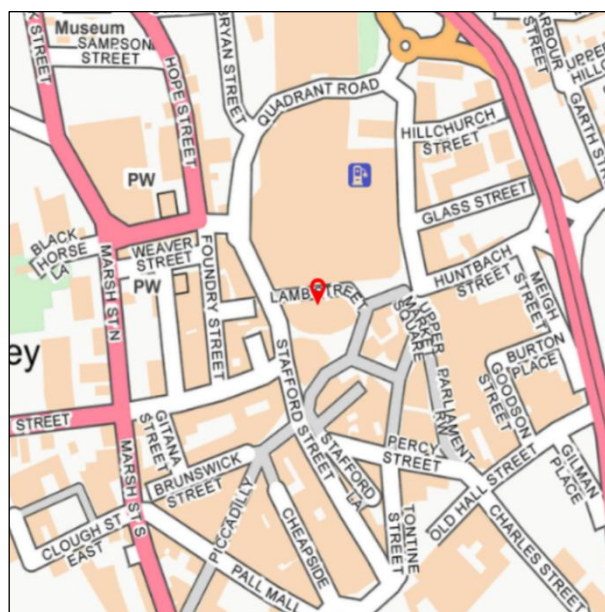


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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