

RORY MACK

ASSOCIATES



**33 MARSH STREET SOUTH,
HANLEY, STOKE ON TRENT,
STAFFORDSHIRE, ST1 1JA**

**TO LET
£10,000 PAX**

- Prominently located takeaway in the centre of Hanley
- Over 20 years history as a takeaway in this location
- NIA: 715 sq ft including 341 sq ft customer waiting area
- Current business and equipment available by way of separate negotiation
- EPC: TBC



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GENERAL DESCRIPTION

An end-terraced takeaway unit forming part of a popular parade of shops on Marsh Street South in the centre of town and close to the pedestrianised section of Piccadilly. The unit has been trading as a takeaway for many years but closed at the end of 2024. The property briefly comprises a customer waiting/serving area, kitchen and rear food prep room. The shop benefits from a single glazed shop frontage, suspended ceiling and the option to rent additional space in the restaurant next door. The property has a longstanding history as a takeaway servicing Hanley and the local area. The cooking and stainless-steel equipment can be made available by way of separate negotiation direct with the landlord.

LOCATION

The takeaway is located on Marsh Street South on the periphery of Hanley town centre and within walking distance to multiple shops and bars.

SERVICES

Mains electric, gas, water and drainage are connected. No services have been tested by the agents.

TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £7,400

Rates payable £3,692.60 pa (25/26)

Note: If you qualify for small Business Rates Relief you may be entitled to a 100% rates payable reduction.

VAT

The rent is not subject to VAT.

ACCOMMODATION

Ground floor

Front sales area: 341 sq ft

Kitchen: 147 sq ft

Food preparation area: 227 sq ft

Shared WC

Total NIA: 715 sq ft

ANTI MONEY LAUNDERING REGULATIONS

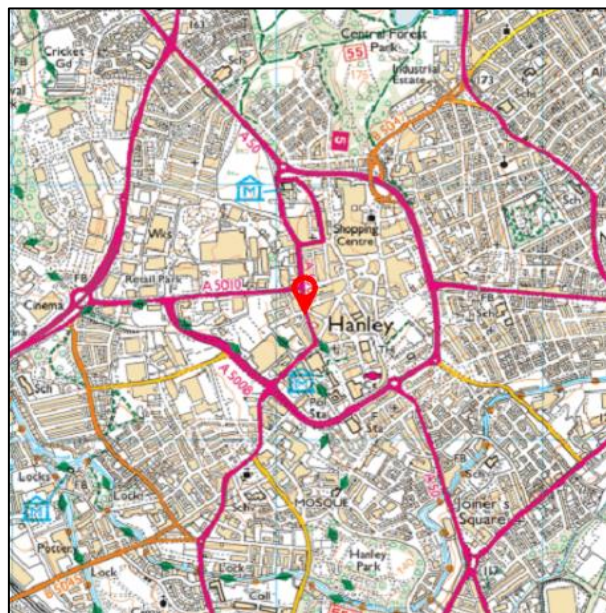
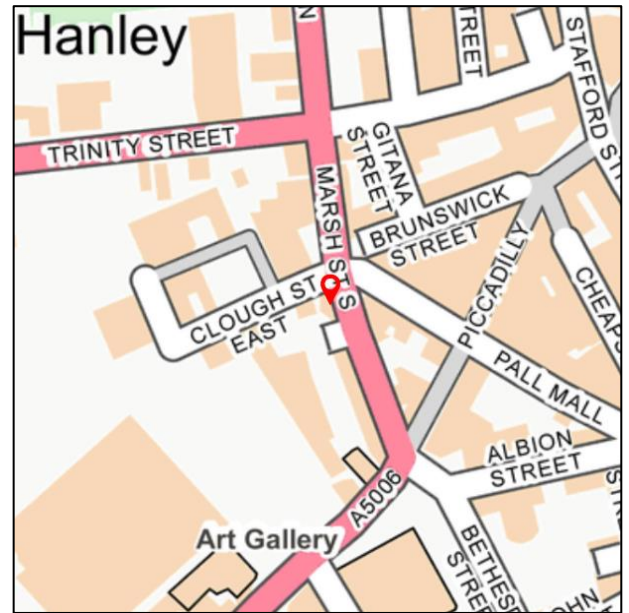
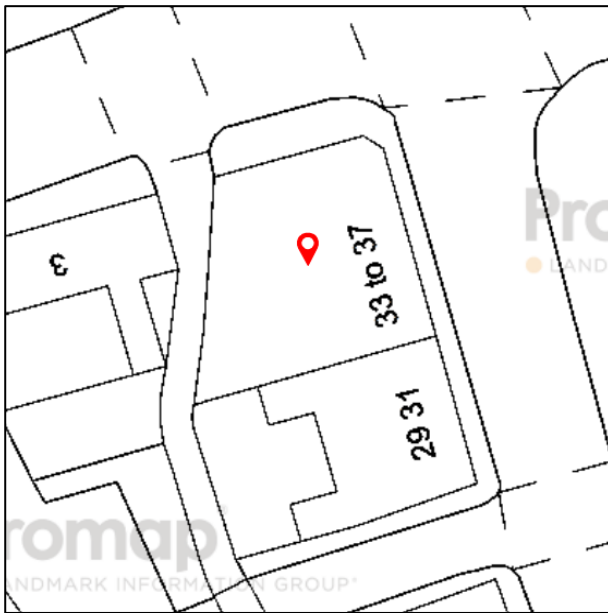
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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