

RORY MACK

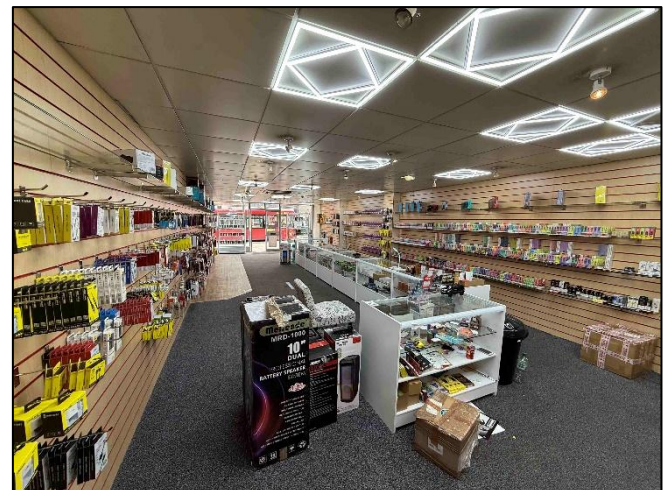
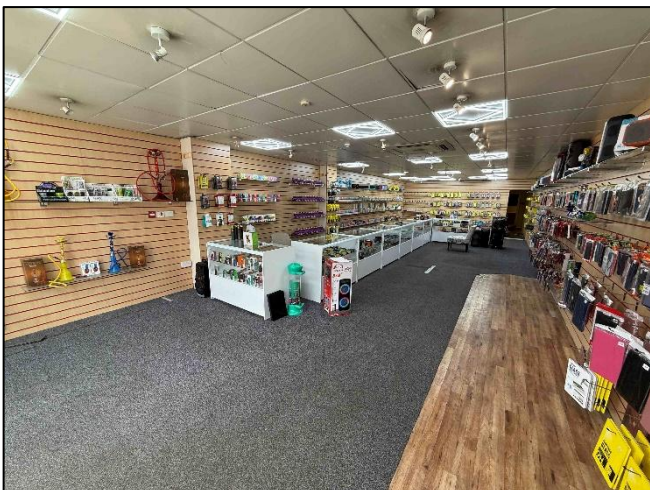
ASSOCIATES



**7 STAFFORD STREET, HANLEY,
STOKE ON TRENT,
STAFFORSHIRE, ST1 1JW**

**TO LET
£8,000 PAX**

- Prime town centre retail premises
- Sales area of 1,136 sq ft with lower ground store and kitchen
- Shop recently refurbished by current tenant
- New lease available with immediate start
- EPC: E (118)



7 STAFFORD STREET

HANLEY, STOKE ON TRENT

ST1 1JW

GENERAL DESCRIPTION

A very well presented retail unit with large open plan sales area and additional storage on both the ground and lower ground levels. The property is located on a popular parade next door to Savers and close to Ryman Stationary, Buzz Bingo and Hanley Discount Store and is part of a busy thoroughfare between the Potteries Shopping Centre and the bus station. The property would suit a number of businesses to include retail, beauty, professional services or café and briefly comprises an open plan sales area, rear store and male and female WC's. On the lower ground floor is a goods access point, kitchen and 650 sq ft stockroom. The property benefits from internal roller shutter, suspended ceiling with recessed lights and two air conditioning units.

LOCATION

The property is located in one of the principle pedestrianised retail areas with the centre of Hanley, next door to Savers and opposite B&M Bargains and just a 2 minute walk from the bus station.

ACCOMMODATION

Ground Floor

Sales area front:	807 sq ft
Sales area rear:	329 sq ft
Storeroom:	123 sq ft
Male and female WC's:	--
NIA:	1,259 sq ft

Lower Ground Floor

Stockroom area:	650 sq ft
Kitchen:	130 sq ft
NIA:	780 sq ft

Total NIA **2,039 sq ft**

SERVICES

Mains electric, water and drainage are connected. Heating/comfort cooling is provided by two ceiling mounted cassettes within the sales area. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a Full Repairing and Insuring Lease by way of Service Charge 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	£8,700
Rates payable	£3,323.40 pa (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

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.



7 STAFFORD STREET

HANLEY, STOKE ON TRENT

ST1 1JW



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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