

TO LET / FOR SALE

MIXED COMMERCIAL BUILDING

17 HILLCHURCH STREET, HANLEY, STOKE-ON-TRENT, ST1 2EZ



# MIXED COMMERCIAL

17 HILLCHURCH STREET, HANLEY,  
STOKE-ON-TRENT, ST1 2EZ

## LOCATION

The subject property is located on Hillchurch Street in Hanley City Centre. The intu shopping centre is located approximately 0.1 miles to the west of the property. The subject property also benefits from its close proximity to local and regional roads with the A50 running adjacent to the property. A public car park is in close proximity of the subject property.

## DESCRIPTION

The subject property comprises an two-storey, end terrace property previously occupied as a gym and retail premises. The property is constructed of traditional masonry with render painted elevations beneath a pitched tiled roof to the front and flat roof to the rear. The property is suitable for a variety of uses (STPP).

## ACCOMMODATION

SQ.FT

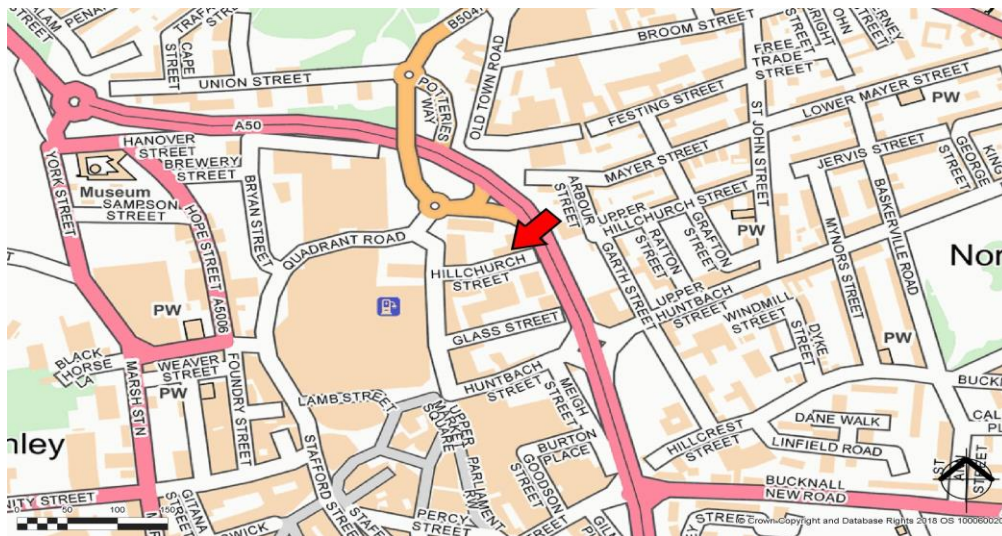
SQ.M

5,722

531.59

## TENURE

The property is available on a new lease with terms to be agreed. The vendor may sell the freehold of the property, please enquire for more information.



## RENT / PRICE

£28,000 per annum or £350,000 for the freehold.

## RATING ASSESSMENT

The Rateable Value list the property in three separate ratings amounting to £25,750. We would recommend that further enquiries are directed to the Local Rating Authority.

## EPC

The property has an EPC rating of D.

## SERVICE CHARGE

There is no service charge applicable to this property.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## SERVICES

All mains services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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