




TO LET / SALE



PREMISES SUITABLE FOR VARIES USES

5,722 SQ.FT 531.59 SQ.M)
Approx. Gross Internal Area

HILLCHURCH STREET
HANLEY
STOKE-ON-TRENT
ST1 2EZ

-  Suitable for Various Uses (STPP)
-  City Centre Location
-  Close Proximity of Intu Potteries Centre

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THIS PROPERTY
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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Richard Mounsey / James Craine**

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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

£28,000 per annum.

PRICE

£350,000.

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

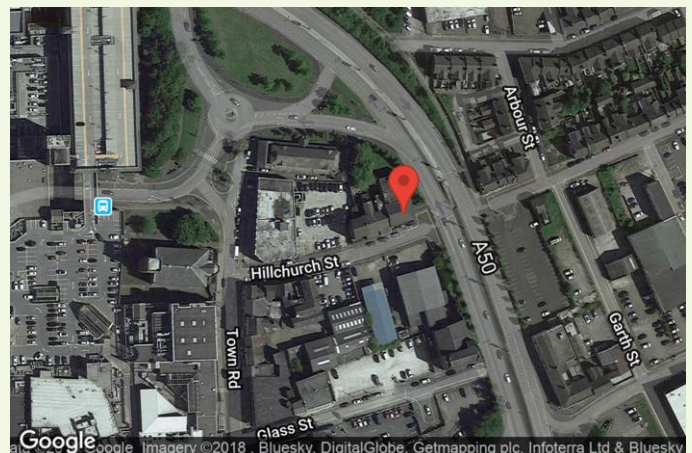
All mains services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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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