

TO LET

RETAIL / OFFICE PREMISES

44 MARSH STREET, HANLEY, STOKE-ON-TRENT ST1 1JD



T: 01782 202294 mounseysurveyors.co.uk

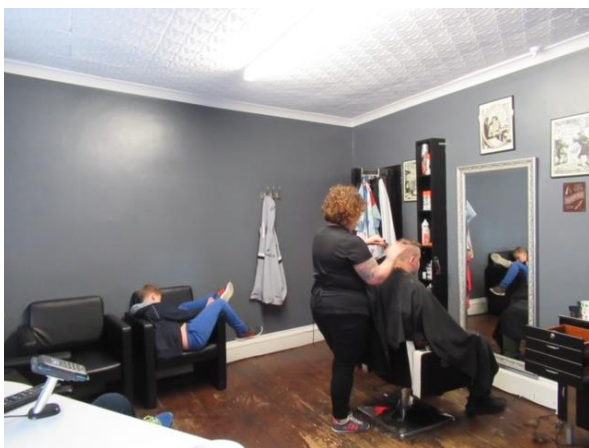
Contact James Craine: james@mounseysurveyors.co.uk

T: 01782 202294 mounseysurveyors.co.uk



RETAIL / OFFICE PREMISES

44 MARSH STREET, HANLEY,
STOKE-ON-TRENT, ST1 1JD



LOCATION

The property is prominently situated on Marsh Street in Hanley (City Centre). The property is well located to access the local and regional road network with the A500 dual carriageway approximately 1.5 miles distant and providing access to the local and regional road network including Junction 16 of the M6 Motorway which is approximately 5.5 miles distant.

DESCRIPTION

The property is a self-contained two storey building facing onto Marsh Street. The ground floor consists of an open plan retail area with a kitchen and WC facilities to the rear. To the first floor there are two self-contained rooms and stairs leading to the attic which can be used for storage purposes.

The property briefly benefits from the following:

- Kitchen
- WC's
- Gas Central Heating
- LED Lighting
- Mixed Flooring
- Front Loading Access

Accommodation	SQ M	SQ FT
Ground Floor	42.76	460
First Floor	30.44	328
Attic	12.88	139
Total	86.08	927

RETAIL / OFFICE PREMISES

44 MARSH STREET, HANLEY,
STOKE-ON-TRENT, ST1 1JD

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£8,250 per annum exclusive of VAT.

EPC

Pending.

RATING ASSESSMENT

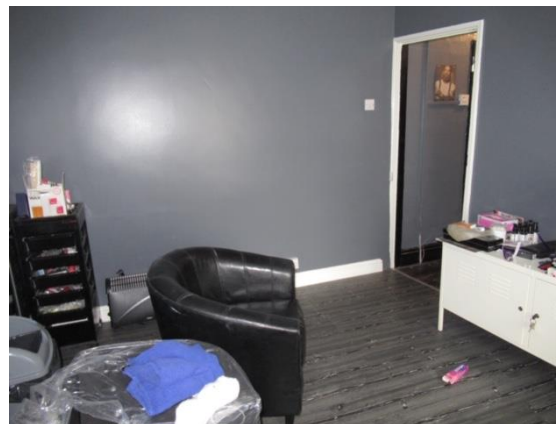
The Rateable Value listed for 2017 is £5,300. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

SERVICE CHARGE

There is no service charge applicable.

PLANNING

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



RETAIL / OFFICE PREMISES

44 MARSH STREET, HANLEY,
STOKE-ON-TRENT, ST1 1JD

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

VAT

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

CONTACT

James Craine

T: 01782 202294

E:
james@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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.

iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited