

TO LET

SHARED RETAIL PREMISES

PHOENIX WORKS, 500 KING STREET, LONGTON, STOKE-ON-TRENT, ST3 1EZ



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RETAIL

Phoenix Works, 500 King Street, Longton,
Stoke-on-Trent, ST3 1EZ



LOCATION

The property is situated on the edge of Longton town centre and within 0.1 mile are amenities including Longton Bus Station, The Strand (Longton town centre), Tesco, Matalan, Argos and Next.

Major road networks are readily available:

- A50 - 0.2 miles
- A500 'D' Road – 2 miles
- M6 J15 – 4.3 miles

DESCRIPTION

Phoenix Works is a refurbished Pottery Works offering a range of retail, offices and onsite café bar set within Grade II Listed buildings and retaining original features, including the bottle kilns. Current availability includes a retail unit with full glazed frontage and a two storey office suite. A must for occupiers seeking creative accommodation.

DESCRIPTION

The existing occupier Period Property Store are seeking either one or two businesses to jointly occupy their premises to create a business synergy to increase the range of products to clientele.

The premise provides an open plan ground floor area with separate front and rear first floor sections. Period Property Store will retain the front retail section and rear first floor stores/offices. The available areas are the rear ground floor and front first floor retail areas, which can be taken Leased as a whole or separately.

The premises benefit from:

- Tiled flooring
- Plastered ceilings with spot lights
- Shared WC's
- Onsite customer and staff parking

The types of established businesses seeking an opportunity to compliment Period Property Store are expected to include but not limited to:

- Bespoke kitchens or bathrooms
- Interior designers
- Furniture sales
- Art gallery

ABOUT PERIOD PROPERTY STORE

"Period Property Store offers a huge range of items ideally suited to adding character and style to period interiors. In addition, we stock hundreds of products recommended for the installation, finishing and maintenance of original and reproduction features such as parquet flooring, Victorian floor tiles and cast iron hardware." Visit their website for further information at www.periodpropertystore.co.uk



Ground Floor Showroom



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ACCOMMODATION

	M ²	Ft ²
Ground Floor Showroom Area	40	430
First Floor Retail Area	87	936

Measurements represent the available areas which are approximate only.

TENANCY, RENT AND TERMS

The existing occupier and interested parties need to be able to work together therefore an initial viewing and meeting will be arranged to discuss their business background and proposed plans for the premises.

Terms for a Lease are open to discussion with the occupier proposing an all-inclusive rent to include contribution towards business rates, utilities, building insurance and maintenance.

PLANNING

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

LEGAL COSTS

The ingoing Tenant shall be responsible for the Landlords reasonable legal/professional costs in connection with the transaction.



First Floor Showroom



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KEY FEATURES

- Retained heritage site
- Staff & customer parking
- Cobbled court yard
- Offices, retail and café bar
- Accessible public transport links

EXISTING OCCUPIERS

- Glost House café bar
- Portmeirion Factory Shop
- Period Property Store
- Centiel
- Yes Lease



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VAT

All prices and rents are quoted exclusive of VAT which is applicable.

CONTACT

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Mounsey Chartered Surveyors,
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