



16 Piccadilly, Hanley, Stoke-on-Trent, ST1 1DH

To Let £9,500 pax

Lock-up Retail Unit
Retail Area: 54.60 sq. m (588 sq. ft.)

16 Piccadilly, Hanley Stoke-on-Trent ST1 1DH

Location

Piccadilly is a pedestrianised shopping street linking the intu Potteries shopping and leisure complex and surrounding pedestrianised shopping streets with the Smithfield business quarter.

Piccadilly forms part of the City's Cultural Quarter and has a range of national and independent retailers, bars, restaurants and is the location of the Regent Theatre.

Description

The property comprises ground floor lock-up retail accommodation within a three-storey building with two floors of retail accommodation above.

The retail area has approximately 5.5m (18 ft) of display frontage* and a depth of approximately 11.3m (37 ft) together with a rear storeroom and changing room.

The property has:

- Electric roller shutters
- Air conditioning
- Spotlights
- Plastered/decorated ceilings and walls
- Some retail shelving
- Wood flooring.

* The landlord intends to retain approximately 70% of the display frontage. Preference will be given to tenants complimenting the men fashion tenants occupying the upper floors.

Accommodation

Retail Area	54.60 sq. m	588 sq. ft
Storage	14.60 sq. m	157 sq. ft

NIA 69.20 sq. m 745 sq. ft

Services

Mains electricity, main water and drainage are understood to be available, subject to any reconnection that might be necessary.

Planning

The property has an established retail use. Interested parties are recommended to make their own enquiries to Stoke-on-Trent City Council.

Rating

The property has a 2017 rateable value of £23,250. Interested parties should direct their inquiries to Stoke-on-Trent City Council Business Rates Team: Tel: 01782 234567

Tenure

The property is available by way of a 3-year internal repairing and insuring lease at a stepped rent of £9,500 pax (year 1), £12,500 pax (year 2) and £15,000 pax (year 3).

Energy Performance Certificate (EPC)

Rating E-111

Rent

Year 1: £9,500 per annum exclusive
Year 2: £12,500 per annum exclusive
Year 3: £15,000 per annum exclusive

VAT

VAT is not applicable.

Legal Costs

The ingoing Tenant is responsible for the Landlord legal costs for the preparation of the Lease.

Viewings

Viewing is strictly by appointment with the Sole Agent.

Contact

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Subject to Contract

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