



All-Inclusive City Centre Office/Educational Accommodation  
with Free Parking  
To Let £28,350 per annum

Office/Educational  
Useable Floor Area: 159.68 sq. m (1,719 sq. ft.)  
Total Floor Area: 181.35 sq. m (1,952 sq. ft.)

**Hammond Chartered Surveyors**

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

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Cartwright House  
Broad Street  
Hanley, Stoke on Trent  
ST1 4EU

#### Location

The Property is located to the northwest and behind 36-42 Broad Street and to the southeast and adjoining the Mitchell Arts Centre in the City Centre opposite the flagship Smithfield development.

Specifically, the Property is accessed on foot from Broad Street via a pathway between 36 Broad Street and the Mitchell Arts Centre's Spitfire Café.

#### Description

The Property comprises a two-storey building dating from the 1950s but refurbished approximately 10 years ago. The building is constructed in cavity-brickwork with double glazed windows under a pitched roof finished in profiled steel cladding.

The building is arranged with an entrance foyer/stairwell with a kitchen and toilets to the left-hand end of the building and two offices to right-hand end of the building. At first floor level there are two offices/classrooms to the left-hand end of the building and one office/classroom to the right-hand of the building.

The accommodation has plastered walls, plastered & suspended ceilings; fluorescent lighting and gas central heating and electric heating.

Unlimited free parking is available on Tesco's car park to rear for registered vehicles entering their vehicle details into the parking control system.

#### Accommodation

Description	Sq. m	Sq. ft
Ground Floor Office	28.52	307
Ground Floor Office	17.88	192
Kitchen	6.00	65
Toilets		
First Floor Office/Classroom	56.18	605
First Floor Office/Classroom	23.26	250
First Floor Office/Classroom	27.85	300
Useable Floor Area	159.68	1,719

#### Services

All mains services and drainage are available. Utilities charges are included within the Licence Fee.

#### Planning

Uses falling within Use Class E (Commercial, Business & Service) or Use Class F (Local Community & Learning) are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

#### Business Rates

The Property is assessed in conjunction with the adjoining Mitchell Arts Centre. Business Rates is included within the Licence Fee.

#### Tenure

The Property is available by way of all-inclusive Licence Agreement, initially for 12 months and then 3 monthly thereafter, unless renewed.

#### Energy Performance

TBC

#### Licence Fee

£28,350 per annum inclusive of utilities charges and business rates

#### VAT

Not Applicable

#### Costs

Each party is to be responsible for their own costs.

#### Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

#### Viewings

Viewing is strictly by appointment with the Sole Agent:

#### Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: [glenn@hammondsurveyors.co.uk](mailto:glenn@hammondsurveyors.co.uk)

#### Danielle Thompson

T: 01782 659 905

M: 07718 487 865

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#### Subject to Contract

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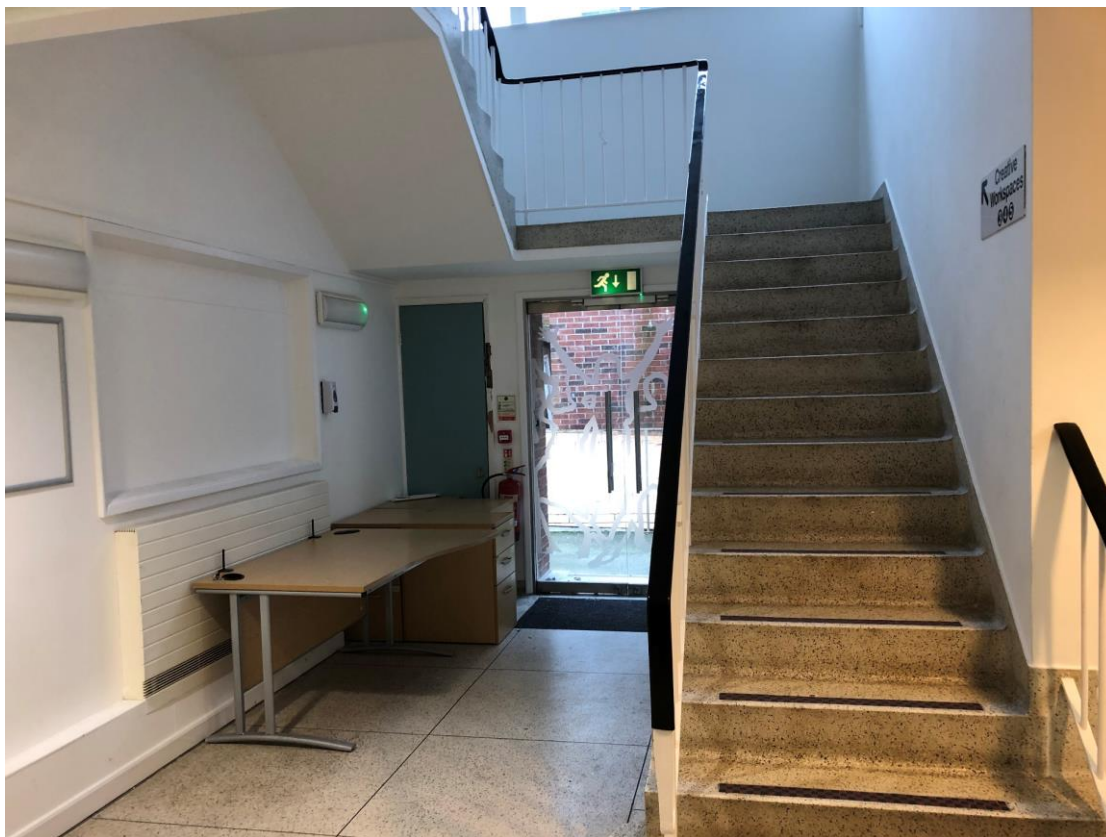
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