

RORY MACK

ASSOCIATES



**82-84 VICTORIA ROAD,
FENTON, STOKE-ON-TRENT
ST4 2JX**

**TO LET:
£12,000 PAX**

- Double fronted retail unit with rear storage
- Located on a popular parade on a busy main road
- Sales area of 710 sq ft with overall NIA of 1,111 sq ft
- Would suit a retailer or financial services looking for roadside exposure
- EPC – TBC



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GENERAL DESCRIPTION

A deceptively large retail premises located on a very busy section of Victoria Road (A50) which connects Hanley with Fenton. Formerly used as a domestic appliance shop, the property is now available for immediate occupation. The double fronted property benefits from a double glazed frontage and spacious sales area which is carpeted with suspended ceiling and plenty of storage to the rear, together with a small kitchen and staff WC.

LOCATION

The property forms part of an established parade of retail units along the A50 in Fenton. The unit is approximately 2 miles from Hanley town centre and 4.5 miles from Junction 15 of the M6.

SERVICES

Mains water, drainage, gas and electricity connected. Gas fired central heating installed. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for landlord's reasonable legal fees.

BUSINESS RATES

Rateable Value: £6,200

Rates Payable: £3,093.80 (23/24)**

Note: if you qualify for Small Business rates Relief you should be entitled to a 100% rate exemption.

ACCOMMODATION

Sales:	710 sq. ft.
Store:	251 sq. ft.
Store:	108 sq. ft.
Kitchen:	42 sq. ft.
WC	--
Total NIA:	1,111 sq. ft.

EPC

TBC

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, 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.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements