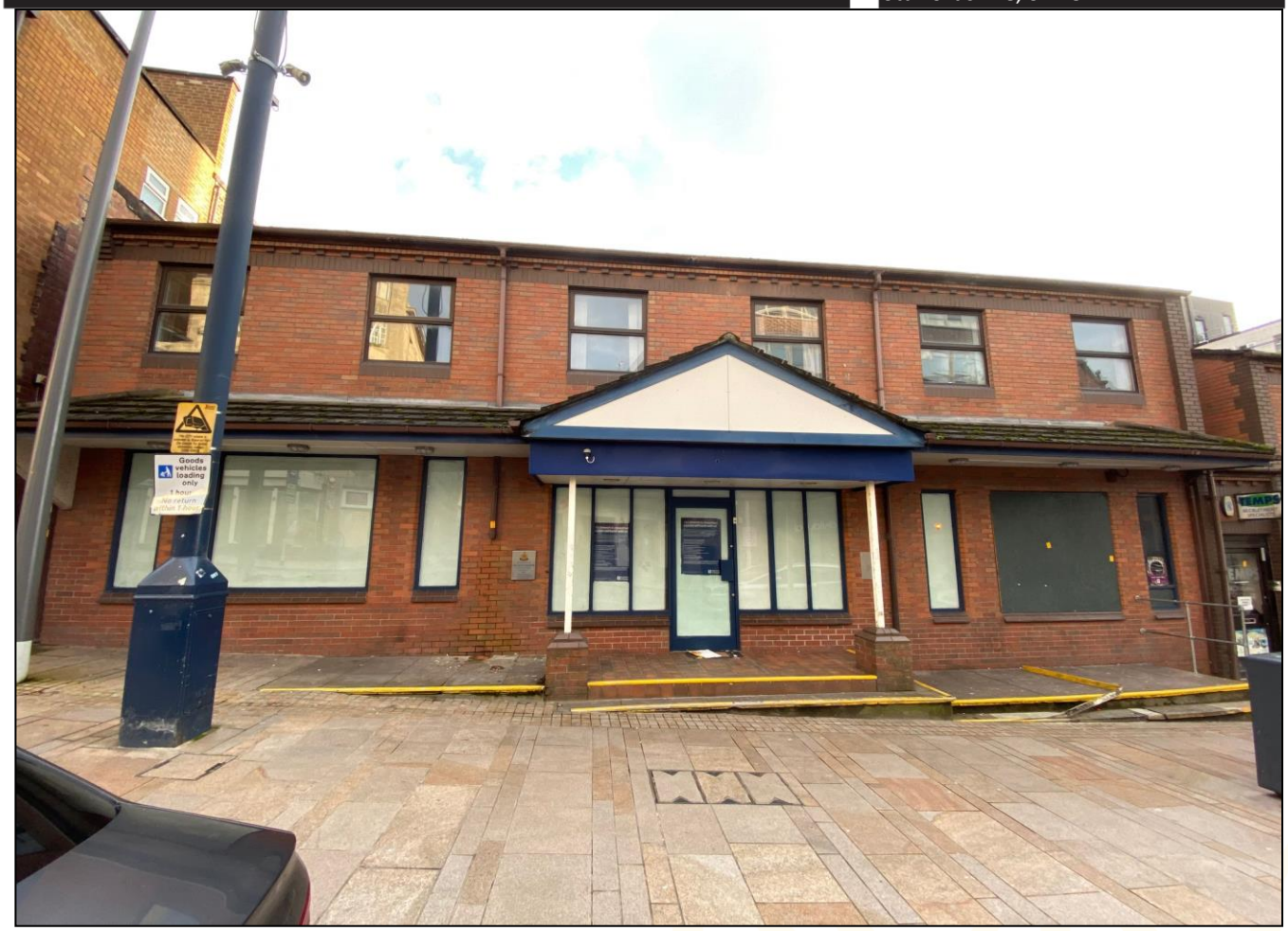
RORY MACK
ASSOCIATES

FOR SALE: £275,000

1 – 3 Trinity Parade

Trinity Street,
Hanley, Stoke on Trent,
Staffordshire, ST1 5RW



- **Self-contained ground floor and first floor retail/office accommodation**
- **Total NIA 3,382 sq.ft. with 10 car parking spaces to rear**
- **Modern open plan property**
- **City centre location with main road frontage**
- **EPC Band D (98)**

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS'
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk

RICS

Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

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GENERAL DESCRIPTION

A self-contained ground floor retail unit, formally used as a bank with sales area of 1,632 and a 1st floor office suite arranged in open plan and extending to 1,558 sq. ft. In addition to the property there are 10 onsite parking spaces to the rear. The accommodation is accessed via a central entrance hall off the rear with stairs to upper floor and lift access to raised section. The unit forms part of a modern development of mixed-use commercial premises in the city centre, close to public car parking.

LOCATION

The property comprises a modern development of mixed-use retail/food outlets in the city centre and has roadside frontage to Trinity Street. A short walk from The Potteries Centre and other large retail outlets such as CEX, TK Max and Subway.

ACCOMMODATION

1st Floor

Office:	1,132 sq. ft.
Storage:	190 sq. ft.
Kitchen/Storeroom	236 sq. ft.
W/C's	-
Total NIA	1,558 sq. ft.

2nd Floor

Sales Area:	1,632 sq. ft.
Strong Room:	120 sq. ft.
Store:	37 sq. ft.
W/C	-
Total NIA	1,824 sq. ft.

Overall NIA	3,382 sq. ft.

10 x car parking spaces to the rear.

SERVICES

All mains services are connected. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: 35,500 (21/22)

Rates Payable: £17,714.50p per annum (21/22)

Please Note: If you qualify for Small Business Rates Relief you may be entitled to a reduction.

VAT

The rent will not be subject to VAT.

EPC

Band D (98)

TENURE

Available freehold, subject to contact and with vacant possession upon completion.

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.

C02220/22112021

Strictly by appointment through agents:

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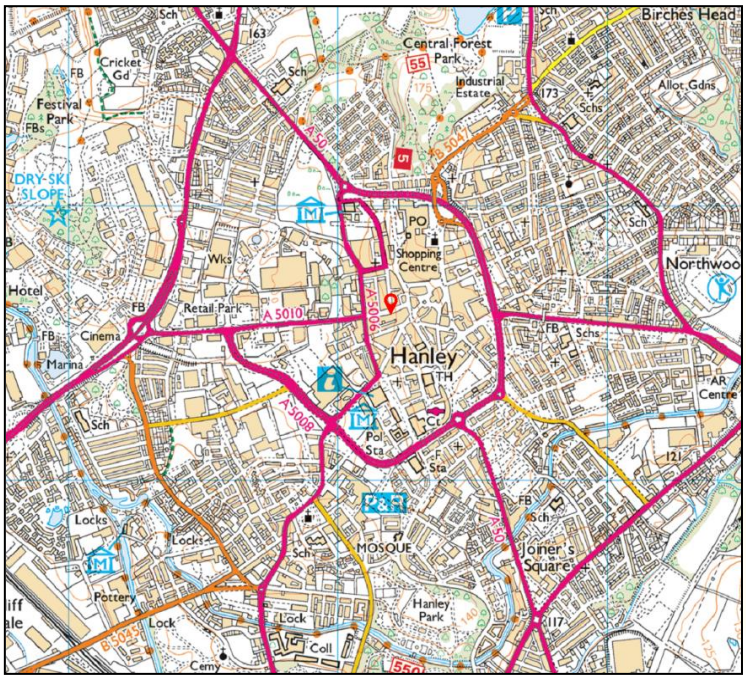
ORDNANCE MAP

STREET MAP

TOWN MAP



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