

# RORY MACK

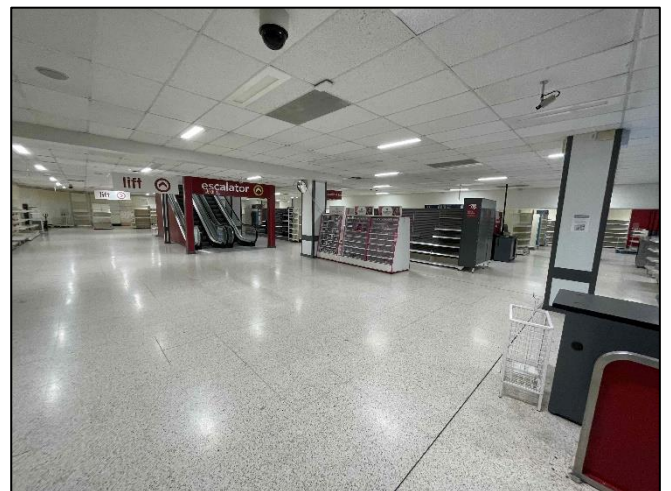
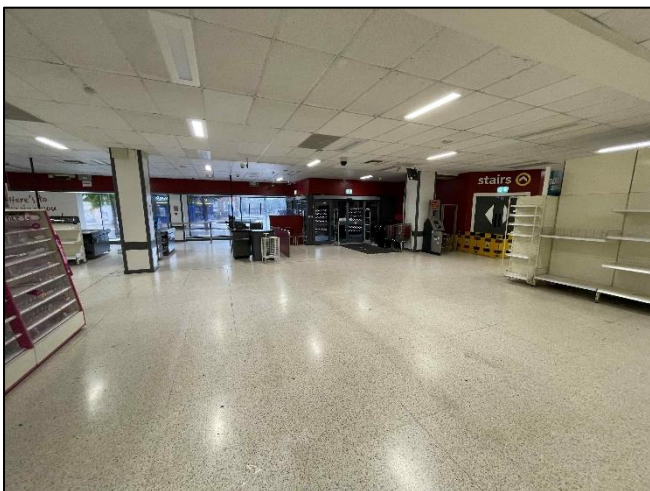
## ASSOCIATES



**1-5 STAFFORD STREET,  
HANLEY, STOKE ON TRENT,  
STAFFORDSHIRE, ST1 1JU**

**TO LET:  
£150,000 PAX**

- Substantial city centre retail property
- Ground floor sales: 13,036 sq ft
- First floor sales: 11,670 sq ft with escalator access
- Potential to split to create smaller units
- Close to national retailers such as B&M, Ryman and Savers
- EPC: TBC



# 1-5 STAFFORD STREET, HANLEY

## STOKE ON TRENT, STAFFORDSHIRE

### ST1 1JU

#### GENERAL DESCRIPTION

A large retail unit with 13,036 sq ft of ground floor sales plus 11,670 sq ft on the first floor, accessed via escalators in the middle of the store. The property is located in a prime location surrounded by a number of national companies such as B&M, Savers and Bonmarche. There are a number of options available to the potential tenant to include splitting the unit or taking additional space within the building. The premises benefits from a substantial frontage to Stafford Street and a rear loading bay with service yard, two goods lifts and air conditioning to the sales area. The property also benefits from a customer lift within the sales area and over 5,000 sq ft of storage. The business rates have been lowered significantly this year and the unit is available at more than 45% lower than the last tenant was paying.

#### LOCATION

The property forms part of an established parade of retail units with office uppers. Neighboring units include Ryman Stationary, Savers and B&M Bargains. The property is a 4 minute walk from the new Bus Station and a similar distance to The Potteries Shopping Centre.

#### SERVICES

Mains gas, electric, water and drainage are connected. Heating and cooling is provided by multiple air conditioning units. No services have been tested by the agents.

#### VAT

The rent is subject to VAT.

#### TENURE

Available by way of a new Full Repairing and Insuring lease by way of service charge for a minimum of 3 years or multiples thereof with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

#### BUSINESS RATES

Rateable value £150,000  
Rates payable standard £76,800pa (23/24)  
Note: Retail, hospitality and leisure relief – You could be entitled to 75% off your business rates bills for the 2023 to 2024 tax year (1 April 2023 to 31 March 2024).

#### ACCOMMODATION

##### Ground Floor

Sales 13,036 sq ft

##### First Floor

Sales 11,670 sq ft

Storeroom 4,668 sq ft

Storeroom 570 sq ft

Staff kitchen 340 sq ft

Office space 461 sq ft

M & F staff toilets

and changing, disabled WC ---

Cleaning store 44 sq ft

**Total NIA 30,789 sq ft**

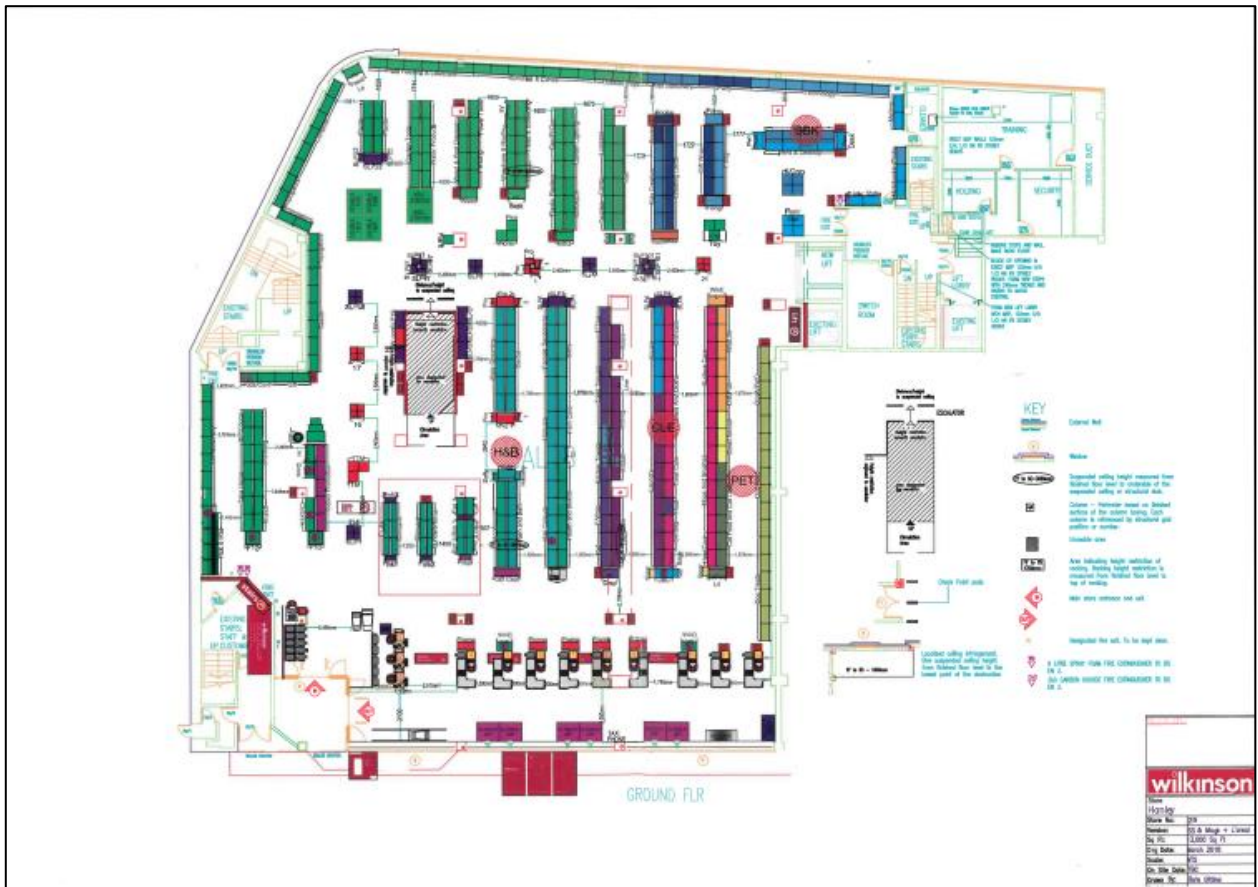
**Total GIA 34,000 sq ft**

#### 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.

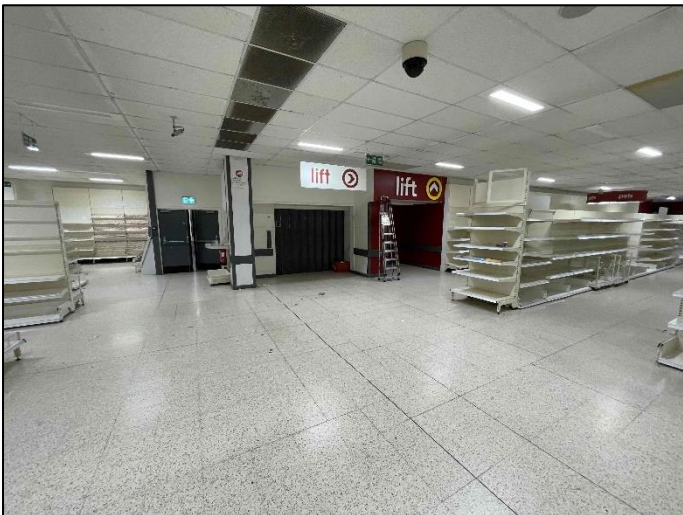
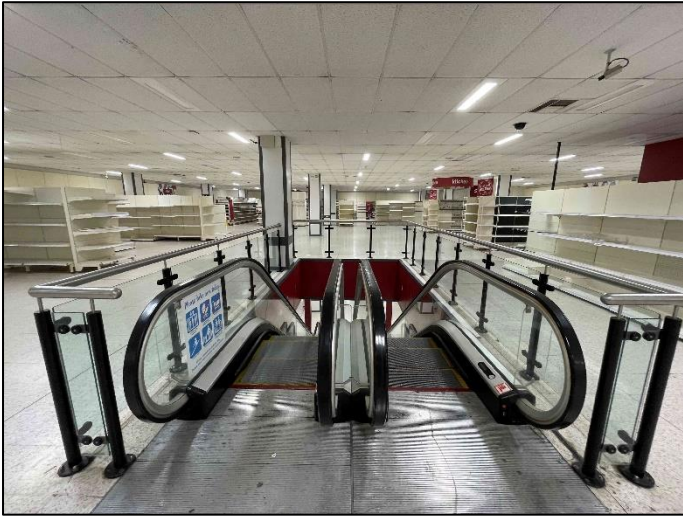


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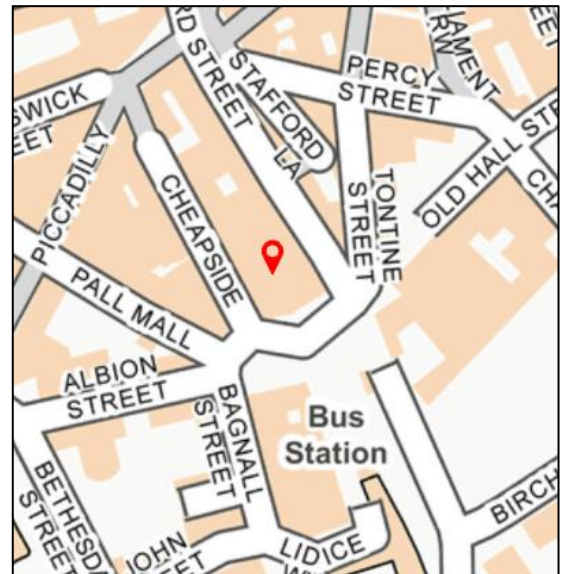
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**ST1 1JU**



**OFFICE**

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)