

RORY MACK

ASSOCIATES



**36 PICCADILLY, HANLEY,
STOKE ON TRENT, ST1 1EG**

**TO LET
£14,000 PAX**

- Prime town centre retail property in Cultural Quarter
- Ground floor sales area of 566 sq ft with 498 sq ft of storage
- Located opposite the Regent Theatre and surrounded by numerous independent bars and eateries
- EPC: Band C (74)



36 PICCADILLY

HANLEY, STOKE ON TRENT

ST1 1EG

GENERAL DESCRIPTION

A deceptively large retail premises in the popular pedestrianised location of Piccadilly. The property is located opposite the Regent Theatre, close to a number of popular bars and restaurants. Piccadilly has become a busy and bustling location over recent years hosting BID events and becoming the place for people to congregate in the evenings. Number 36 benefits from a large open plan sales area with step down into bathroom area. Further steps take you down to the very usable basement which has a number of dry storage rooms and another WC. The unit is part of a larger building which has been extensively developed by the owners to create 12 executive apartments above in a part of the city growing in popularity with young professionals and would ideally suit a bar, café or someone operating in the beauty industry (STP).

LOCATION

The retail unit is located in the middle of Piccadilly in the pedestrianised section opposite the Theatre. Other businesses close by include Bloom, Bottle Craft and La Bella Napoli. 38 Piccadilly is a 2 minute walk away from the Potteries Centre and around 5 minutes walk from the new bus station.

SERVICES

Mains electric, water and drainage are connected. 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 minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £10,250
Rates payable £5,114.75 pa (23/24)

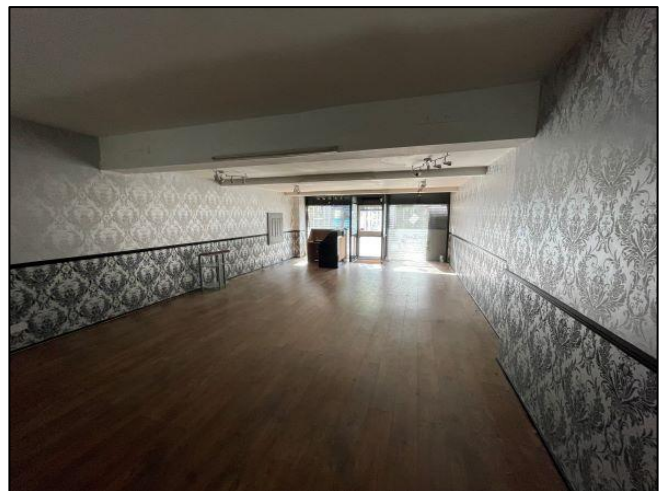
Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor	
Sales	566 sq ft
WC	--
Lower Ground	
Storage	498 sq ft
Office	175 sq ft
WC	--
Total	1,239 sq ft

ANTI MONEY LAUNDERING REGULATIONS

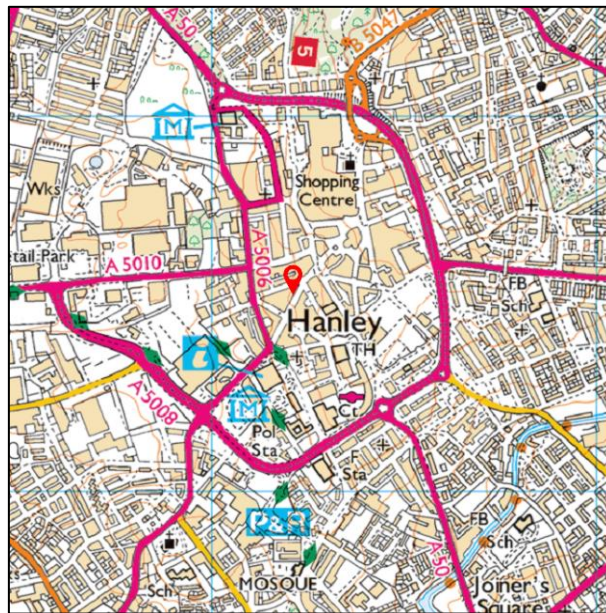
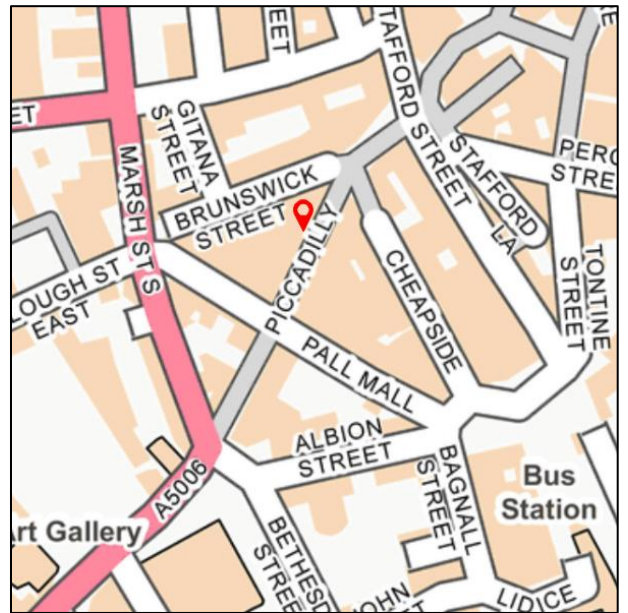
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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