

SUBSTANTIVE 'E' CLASS COMMERCIAL PREMISES TO LET/FOR SALE

12 - 16 TOWN ROAD, HANLEY, STOKE-ON-TRENT, STOKE-ON-TRENT, ST1 2JQ
12,595 SQ.FT (1170.11 M²)



Key Features

- Large Display Windows
- Return Frontage
- Suspended Ceilings
- Passenger Lift
- Loading Area
- Town Centre Location
- Residential redevelopment angle to the upper parts STPP

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The premises is conveniently located at the southern end of Town Road, directly opposite the entrance to the Potteries Centre, boasting many High Street names such as Primark, Burton and Clarks. Other notable occupiers nearby include those at Market Square, including but not limited to Holland and Barrett, Marks and Spencer, Boots and Natwest.

Accommodation

Substantive commercial 'E' premises suitable for a variety of uses (former A1, A2, A3, B1 and part D1) arranged over 4 floors with return frontage, staff facilities, loading area, 20 person lift and ancillary office/storage accommodation to the basement and upper parts. Approximate areas are as follows on a Net Internal (NI) basis:

Ground Floor	
Retail:	3,861 sq.ft (358.70 m ²)
Loading Bay:	201 sq.ft (18.67 m ²)
First Floor	
Retail/Store:	3,372 sq.ft (313.27 m ²)
Mess Room/Kitchen:	164 sq.ft (15.24 m ²)
Second Floor	
Storage:	4,284 sq.ft (398.00 m ²)
Basement:	893 sq.ft (82.96 m ²)
Total	12,595 sq.ft (1170.11 m²)

Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease for a term to be agreed subject to periodic, upward only rent reviews.

Rent

£74,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Price

Offers are sought in the region of £750,000.00 for the freehold interest with vacant possession.

Rates

Rateable Value	£59,500
UBR 20/21	51.2p
Rates Payable	£30,464
Interested parties are advised to verify these figures with Stoke-on-Trent Council on 01782 234234.	

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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VAT

Value Added Tax may be applicable in respect of this property. Further details are available on request.

Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

C

◀ 58

This is how energy efficient
this building is

Legal Costs

Each party to bear their own legal costs.