

SHOP UNIT TO LET

9 Lamb Street,
Hanley, ST1 1PF



LOCATION

Hanley is the main commercial centre of Stoke on Trent and The Potteries. Stoke has a population of circa 360,000 and is 50 miles North of Birmingham and 40 miles South of Manchester. Major retailers in the city include **M&S**, **Primark**, **Debenhams** and **TK Maxx**.

DESCRIPTION

The property is located on the north side of Fountain Square in the heart of Hanley town centre. The shop benefits from a very close proximity to the intu Potteries Shopping Centre which is anchored by **Primark & Debenhams**. Nearby occupiers include **TK Maxx**, **Shoe Zone**, **Lloyds TSB** and **The Works**.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Gross Frontage:	5.18m	17'0"
Internal Width:	5.10m	16'9"
Shop Depth:	21.16m	69'5"
Sales Area:	101.82m²	1,096 sq ft
Basement Storage/Staff:	38.08m²	410 sq ft

Tenure

The property is available by way of 10 year full repairing and insuring lease with a single upward only rent review at the end of the 5th year of the term.

EPC

Energy Performance Asset Rating of the premises currently falls within category D (92).

A copy of the Energy Performance Certificate can be made available upon request.

SERVICE CHARGE

There is annual service charge of £1,176.48.

RENT

£30,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£19,000**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

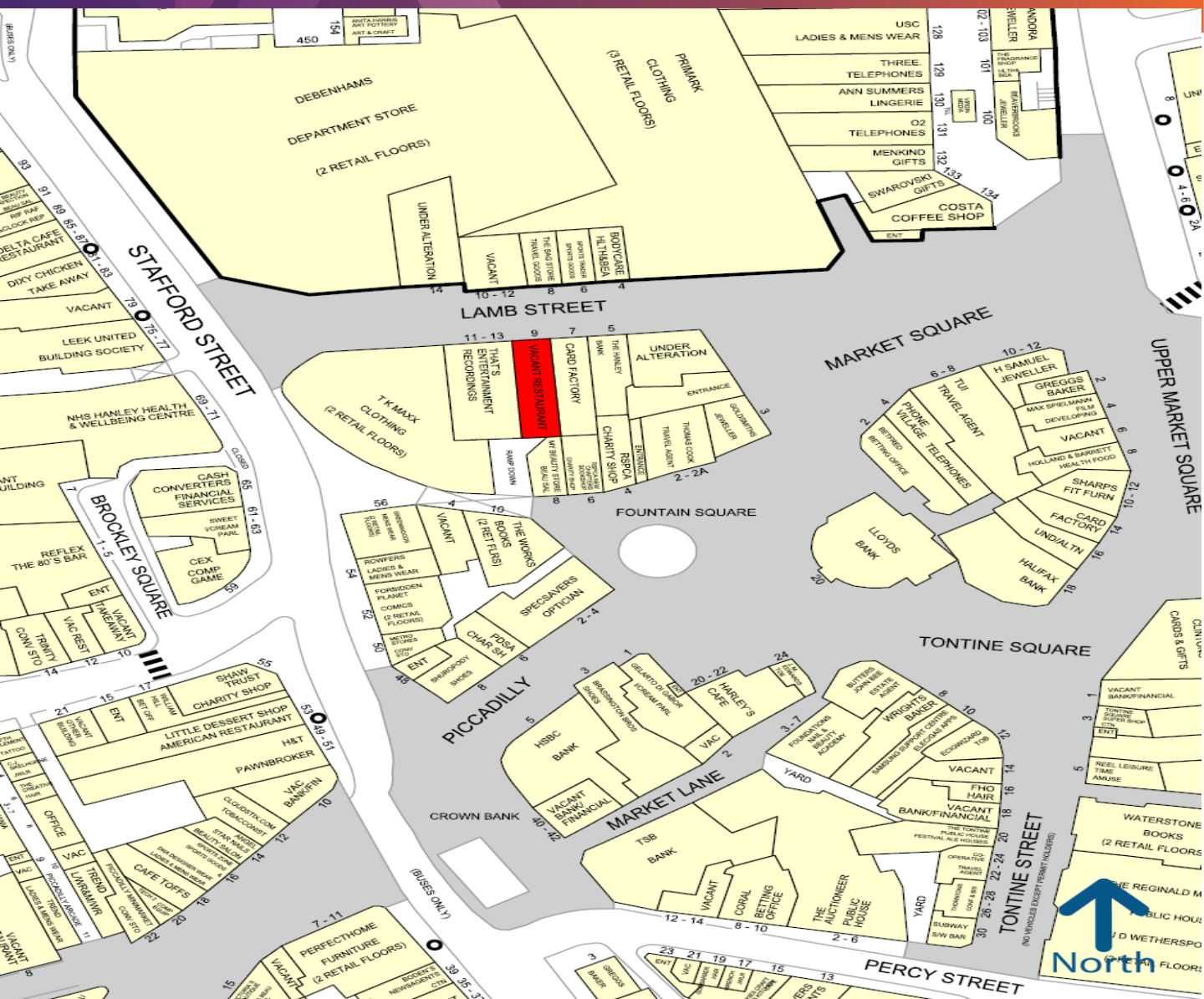
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print November 2017


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Ed Purcell
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

Jamie Simister
Tel: 0207 758 0052
Email: jps@jamiersonmills.co.uk