

TO LET

Unit D Jasper Square Retail Park
Tunstall, Stoke on Trent,
Staffordshire ST6 6AT

SUBJECT TO VACANT POSSESSION



LOCATION

Tunstall is located in Staffordshire, 5 miles north of Stoke-on-Trent and serves much of the northern Potteries heavily populated conurbation. It also draws shoppers from the southern part of Cheshire.

The town benefits from excellent road communications with the A500 linking Tunstall to Junction 16 of the M6 motorway

Jasper Square Retail Park is the focal point for Tunstall's retail offer, combining with the adjacent 77,000 sq ft Asda food store and Alexandra Retail Park 78,300 sq ft.

The subject premises are located on the entrance to the shopping park opposite Matalan.

DESCRIPTION

Jasper Park comprises 4 retail warehouse units with the subject premises being one of the two 'drive-to' pod units on the entrance to the scheme from the A5271.

The unit comprises a single storey open plan retail unit of steel portal frame construction with floor to ceiling glazing.

In addition, the shopping park benefits from 269 dedicated parking spaces and highly visible signage.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 296 sq. m 3,189 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

RENT

£45,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

Available upon request.

RATEABLE VALUE

Rateable Value – **£55,000.**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT



CREATIVE RETAIL

PROPERTY CONSULTANTS

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