

RORY MACK

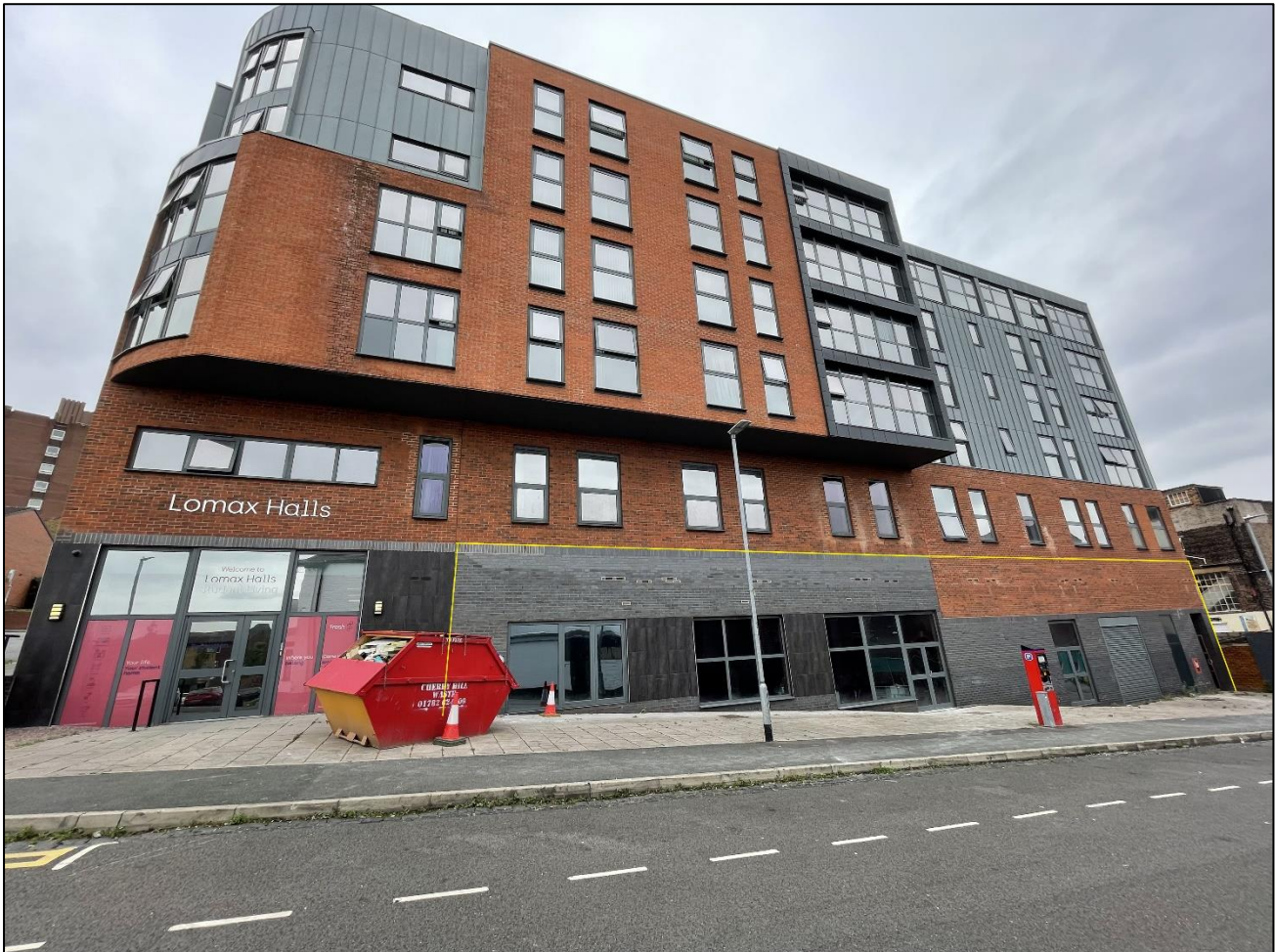
ASSOCIATES

TO LET:

£35,000 PAX

Unit 2, Lomax Halls

Consort Street, Stoke-on-Trent,  
Staffordshire, ST4 1NL



- Edge of town centre retail with 4,167 sq ft of sales
- Main road location forming part of student halls development in City centre
- Presented in shell form ready for fitout
- Suitable for a number of commercial uses such as retail, clinical, café or office (STP where necessary)

COMMERCIAL ESTATE AGENCY  
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Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

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



Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)

### GENERAL DESCRIPTION

A prominently located retail/office premises with a GIA extending to 4,816 sq. ft in shell form and ready to be fitted out to create a brand new unit. The premises forms part of the Lomax Halls student residence building and gives the tenant a readymade customer base on its doorstep. Lomax Halls is right in the centre of Stoke on Trent and is a short walk from the main high street, train station and University Campus. The building is currently in shell form and is a large single level unit suitable for a number of medium to large operators. The property has a 110ft partially glazed frontage to Consort Road and electric roller shutter door to the loading area. The smaller, unit 1 is also available and could be taken alongside unit 2.

### LOCATION

Lomax Halls is located on Hill Street which runs parallel with Church Street, the main thoroughfare through Stoke on Trent town centre. The unit is positioned on the ground floor of the large student development, Lomax Halls which houses 139 individual student units and two commercial units. The property is walking distance to the train station and 50 yards from the town centre.

### ACCOMMODATION

Sales: 4,167 sq. ft.

Loading: 649 sq.ft.

**Total GIA: 4,816 sq. ft.**

### SERVICES

Mains water, drainage, gas and electricity connected. No services have been tested by the agents.

### VAT

The rent is not subject to VAT.

### EPC

Not yet assessed.

### BUSINESS RATES

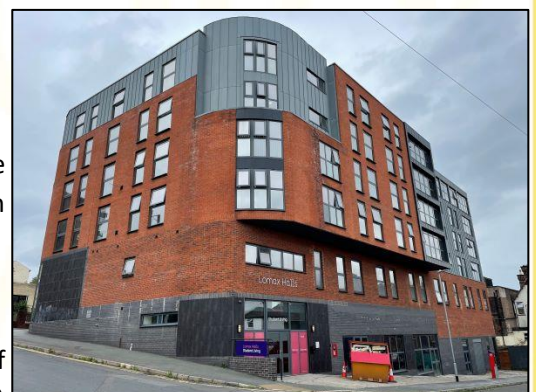
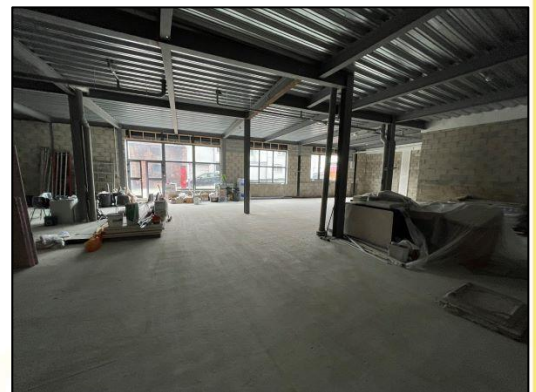
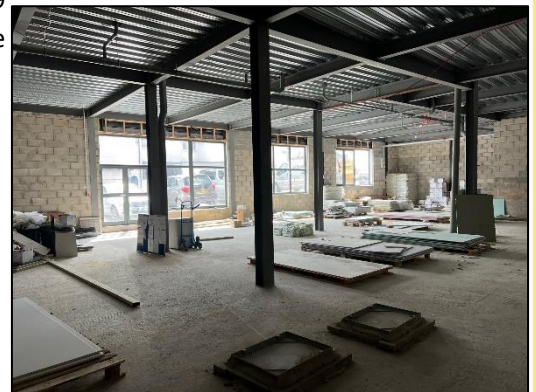
To be assessed.

### TENURE

Available by way of a new full repairing and insuring lease, by way of service charge for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees.

### 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.



Strictly by appointment through agents:

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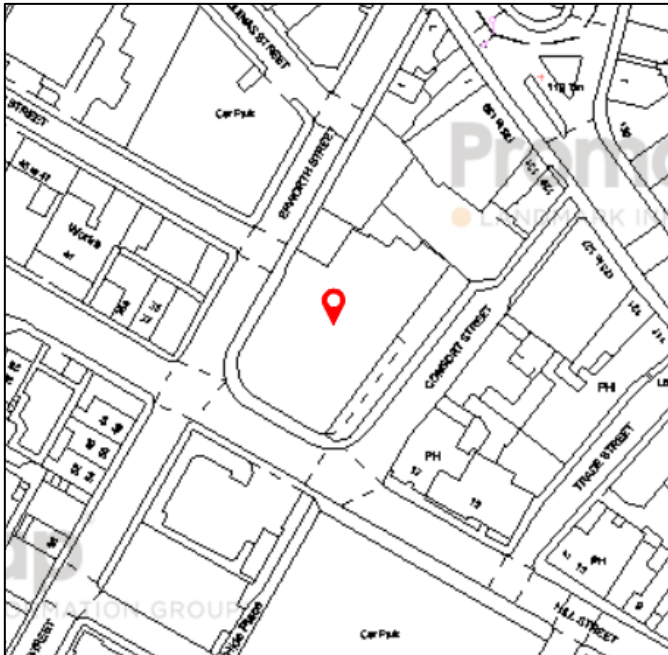




### Unit 1 Lomax Halls, 17 Hill Street

This smaller unit is also available for rent and can be taken alongside Unit 2. Unit 1 is on the opposite side of the building and runs along Hill Street. Please call to enquire.

**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**

