

# RORY MACK

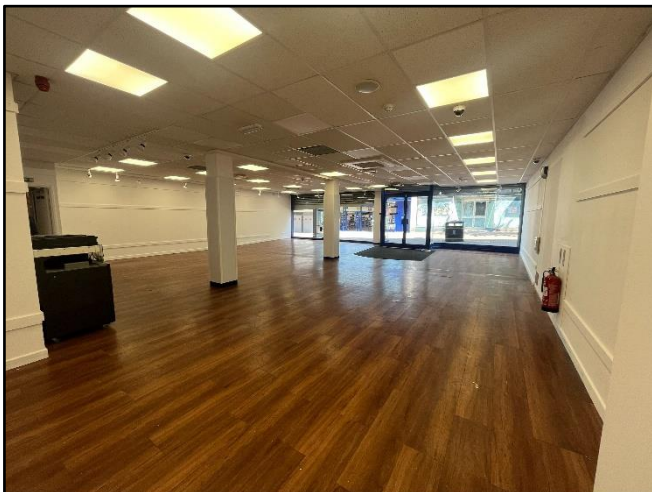
## ASSOCIATES



**11-13 LAMB STREET,  
HANLEY, STOKE-ON-TRENT,  
ST1 1PF**

**TO LET  
£17,500 PAX**

- Self-contained ground floor retail unit in the centre of Hanley
- Total NIA: 1,222 sq ft
- Extensive lower ground storage with access to secure service yard with loading bay and commercial bins.
- Close to national retailers such as Primark, T.K Maxx and Card Factory
- EPC: 98 (Band D)



**11-13 LAMB STREET, HANLEY,**

**STOKE-ON-TRENT, ST1 1PF**

### GENERAL DESCRIPTION

A well presented and self-contained ground floor retail unit located on busy Lamb Street, in the heart of the city benefiting from high footfall as the property is situated opposite Primark. The accommodation briefly comprises a ground floor sales area with extensive window frontage protected by externally mounted and electrically operated window shutters. There is also a large storage space on the lower floor. Through the lower floor there is access to a secure, shared service yard with a loading bay and commercial waste bins.

### LOCATION

Located in the city centre on Lamb Street is in the heart of the main shopping area, close to The Potteries shopping centre and situated between many major retailers such as Primark and TK Maxx.

### ACCOMMODATION

#### Ground Floor:

Sales: 1,222 sq ft

#### Lower ground:

Storage: 1,166 sq ft

W/C x2: -

**Total NIA: 2,388 sq ft**

### SERVICES

Mains electricity, electric heating, water & drainage are connected. Please note that no services have been tested by the agents.

### BUSINESS RATES

Rateable Value: £30,500

Rates Payable: £15,219.50 pa (23/24)

Note: You could qualify for **retail, hospitality and leisure relief** if your business is mainly being used as a shop, restaurant, café, bar, hospitality or leisure use. If you're eligible, you could get 75% off your business rates bills for the 2023 to 2024 billing year (1 April 2023 to 31 March 2024).

### VAT

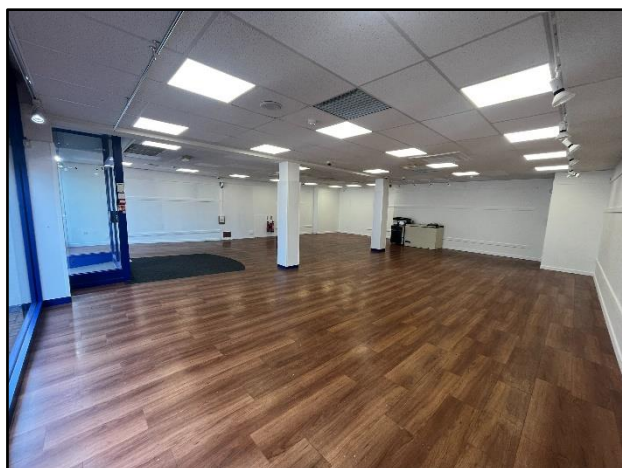
The rent is not subject to VAT.

### TENURE

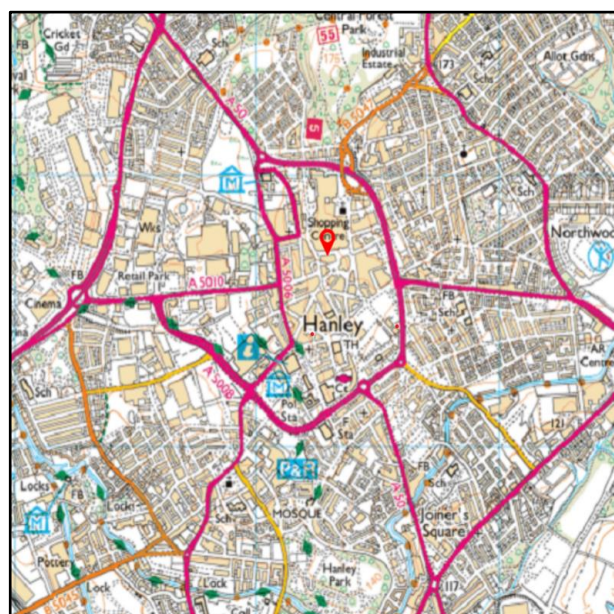
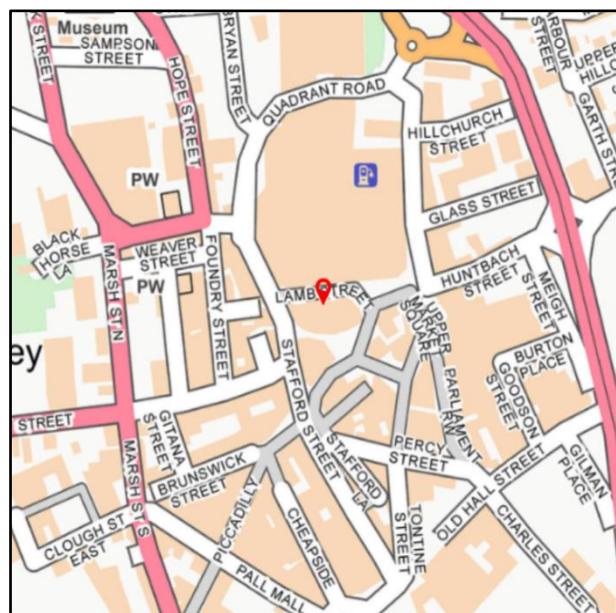
Available by way of a new Full Repairing and Insuring lease by way for service charge (approximately £2,410 +VAT pa), for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

### 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.



**11-13 LAMB STREET, HANLEY,  
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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