

# RORY MACK

## ASSOCIATES



**38 PICCADILLY, HANLEY,  
STOKE ON TRENT, ST1 1EG**

**TO LET  
£15,000 PAX**

- Prime position town centre retail property in Cultural Quarter
- Total NIA 1,865 sq ft with 1,113 sq ft of sales
- Located opposite the Regent Theatre and surrounded by numerous independent bars and eateries
- EPC: Band C (68)



## 38 PICCADILLY

### HANLEY, STOKE ON TRENT

#### ST1 1EG

#### GENERAL DESCRIPTION

A deceptively large retail premises in the popular pedestrianised location of Piccadilly. The property is located opposite the Regent Theatre, close to a number of popular bars and restaurants. Piccadilly has become a busy and bustling location over recent years hosting BID events and becoming the place for people to congregate late into the evening. Internally, the property is a blank canvas and can be configured by the ingoing tenant to suit their needs. The unit boasts a large sales area together with a raised sales area with stores kitchen and male and female toilets to the rear. The property would suit a bar/grill restaurant, café bar, retail unit or financial services office (STP). The landlord has recently fire boarded and soundproofed the property as part of the ongoing development of the building, to including adding 12 x executive apartments above.

#### LOCATION

The retail unit is located in the middle of Piccadilly in the pedestrianised section opposite the theatre. Other businesses close by include Bloom, Bottle Craft and La Bella Napoli. 38 Piccadilly is a 2 minute walk away from the Potteries Centre and around 5 minutes walk from the new bus station.

#### SERVICES

Mains electric, water and drainage are connected. Heating is provided by wall mounted electric heaters. No services have been tested by the agents.

#### VAT

The rent is not subject to VAT

#### TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

#### BUSINESS RATES

Rateable value £11,750  
Rates payable £5,863.25 pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

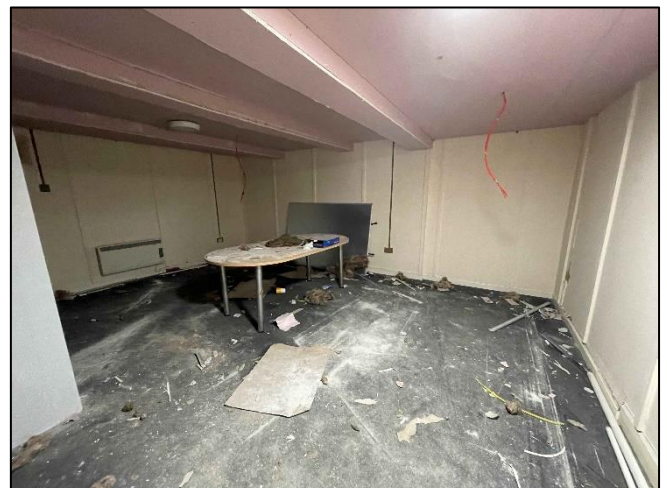
#### ACCOMMODATION

##### Ground Floor

Sales	1,113 sq ft
Storage	498 sq ft
Office	70 sq ft
Kitchen	184 sq ft
WC	--
<b>Total</b>	<b>1,865 sq ft</b>

#### ANTI MONEY LAUNDERING REGULATIONS

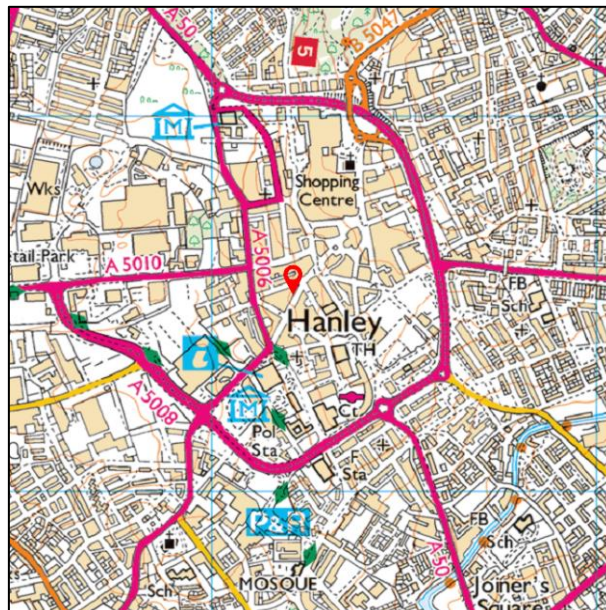
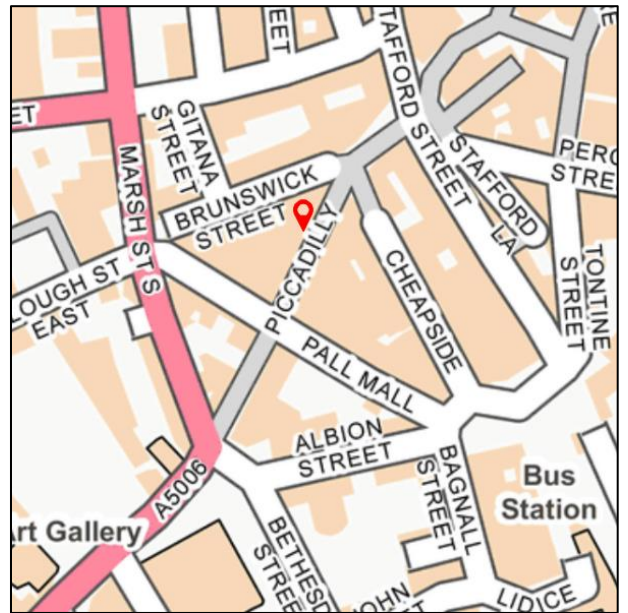
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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## HANLEY, STOKE ON TRENT

### ST1 1EG



#### OFFICE

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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