

**MBRE**

**butters**<sup>bjb</sup>  
**john bee**

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**RETAIL  
TO LET**



**Unit 4**  
Hulton Street  
Hanley  
Stoke, ST1 2LQ

**2,974  
SQ.FT**

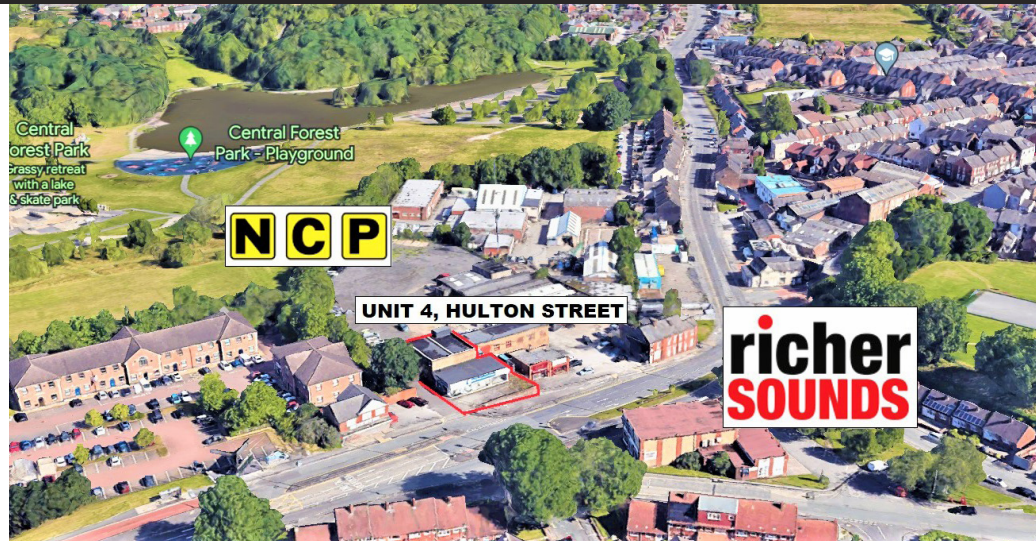


- Prominent roadside retail showroom
- 2,974 Sq.ft Showroom with on site parking
- Potential to split to provide 2 retail units
- Car parking to the front of the retail premises
- On site NCP pay-&-display parking to the rear
- RV: £22,750 - Retail relief may be available
- Suitable for E class uses inc. food & drink
- New Lease/No Premium/Terms to be agreed

## Location

The property is located fronting Hulton Street in Hanley and is a short drive to Stoke city centre and approximately 15 minutes drive to the M6 motorway.

- Stoke: 2.5 miles.
- M6 Motorway: 6 miles.



## Description/Accommodation

The property occupies the ground floor of a part single storey, part two storey showroom premises of traditional construction with brickwork elevations under flat roofs. The 2,974 Sq.ft showroom occupies the ground floor only.

The property provides a total of 2,974 Sq.ft of retail accommodation and benefits from customer car parking to the front of the property and access to a 63 space on site NCP pay and display car park to the rear of the property accessed by private side road.

There is an additional first floor storage area above the showroom accessed via internal or external staircase totalling 1,445 Sq.ft available subject to separate negotiation.

The property is suitable for all retail or leisure uses falling within E use class.

The Landlord may consider splitting the property to provide two independent retail units. Sizes TBC subject to split.

## Rateable Value

Rateable value: £22,750.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with Stoke-on-Trent Council - 01782 234123.

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

## Rent

£35,000 per annum exclusive.

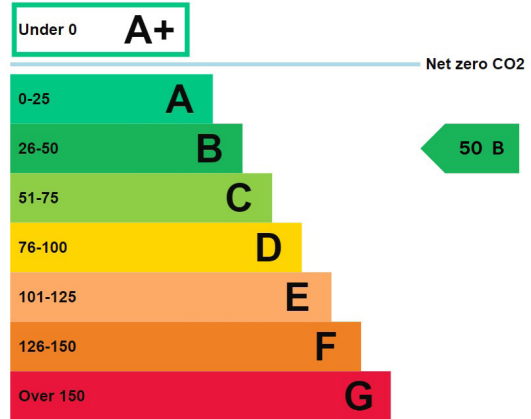
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. AUGUST 2023.