

# TO LET

## FORMER GO OUTDOORS UNIT

NEW HALL STREET, HANLEY, STOKE ON TRENT, ST1 5HQ

**2nd Floor Let**



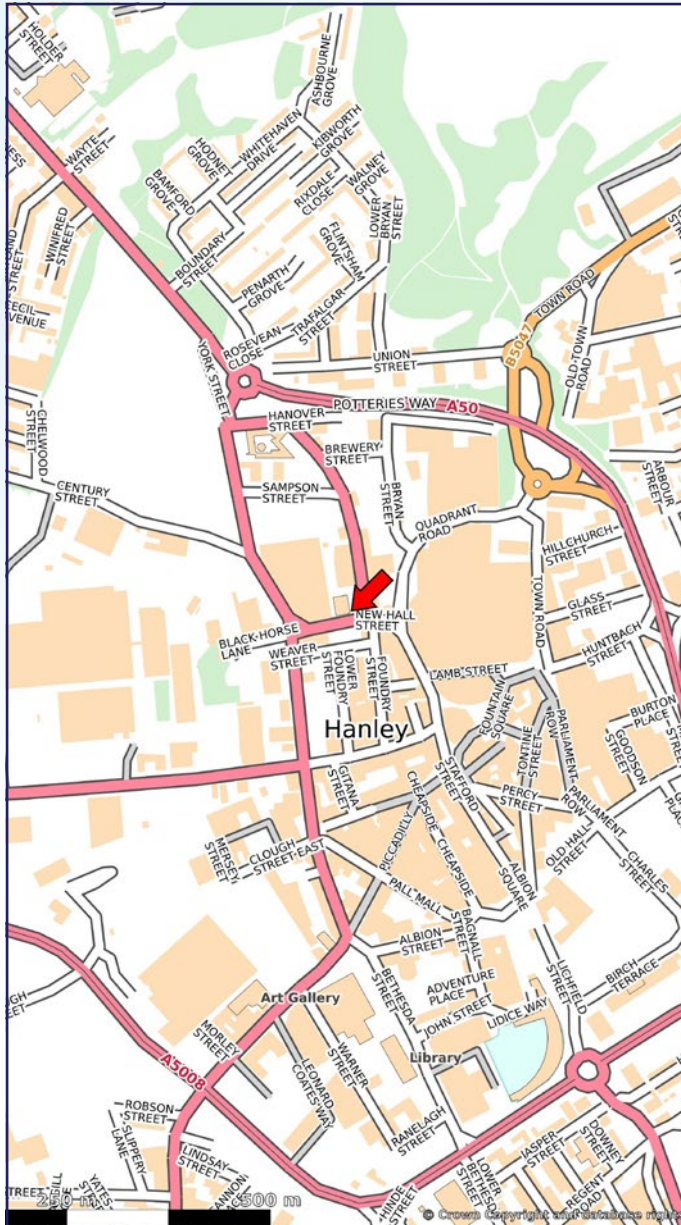
**Up to 180,231 sq ft (16,744 sq m)** (Approx. Total Gross Internal Area)  
**or 485 parking spaces**

- Substantial city centre building
- 3 floors currently used as parking
- Available as a whole or in parts
- Space can be used a car parking or potentially adapted to alternative uses

## LOCATION

The premises are located in Hanley (city centre) which forms part of the Stoke on Trent conurbation. Stoke is located on the M6 lying 30 miles south of Manchester and 45 miles to the north of Birmingham benefiting from good access to Junctions 15 and 16 of the M6 Motorway.

The building is prominently located on the corner of Marsh Street North and New Hall Street in Hanley. The Potteries Shopping Centre is the principle retail centre in the Potteries and lies a short distance to the north accommodating over 50 retail units, several restaurants and a cinema.



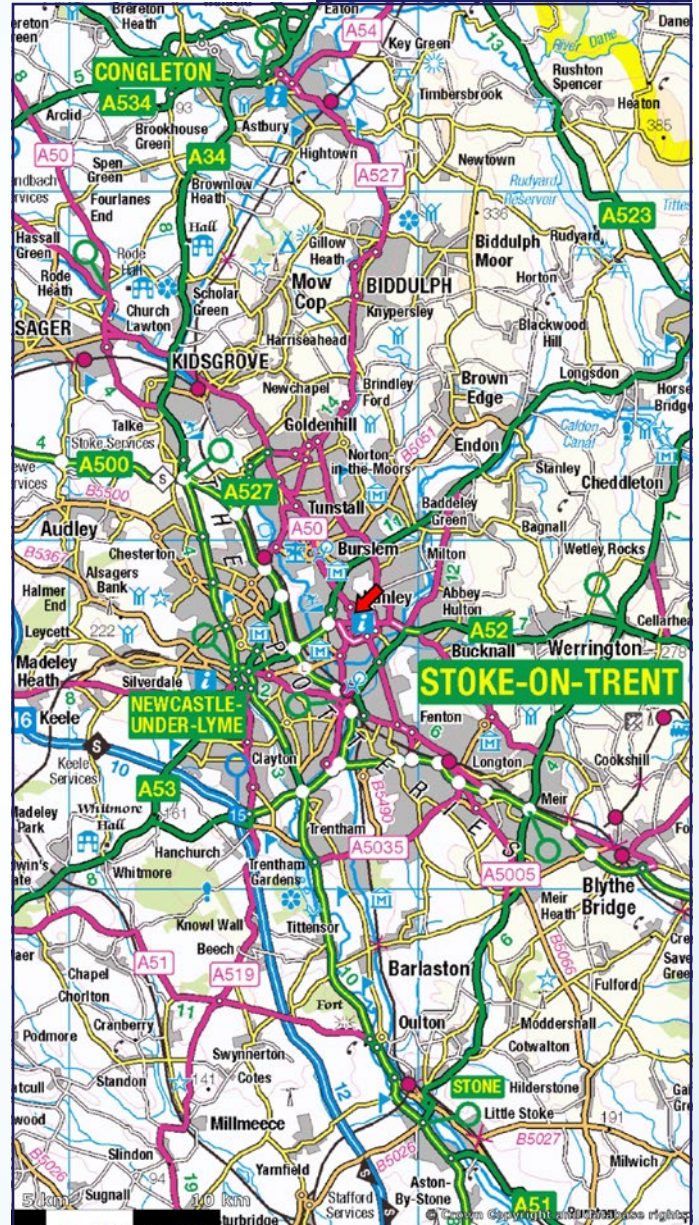
## DESCRIPTION

The property comprises a substantial city centre building with 3 levels of undercroft car parking providing over 480 parking spaces.

The remaining floors can be used as car parking or there is potential to create enclosed floors suitable for a range of uses. Ceiling heights range from 2.27m - 2.65m.

There are some structural issues within the car park. Further details available from the agents.

**POSTCODE: ST1 5HQ**



## ACCOMMODATION

	SQ M	SQ FT	PARKING SPACES
Basement	4,854	52,248	179
Ground Floor	5,932	63,852	166
First Floor	5,958	64,131	140
<b>TOTAL</b> Approx. Gross Internal Area	<b>16,744</b>	<b>180,231</b>	<b>485</b>



## TENURE

The premises are available by way of a new lease on terms to be agreed.

## RENT

Upon application.

## RATEABLE VALUE

Further details available from the agents.

## SERVICE CHARGE

If the building becomes multi let, a service charge will be levied for the maintenance of building and communal areas. Further details available upon request.

## MONEY LAUNDERING

The money laundering regulations require identification checks to be undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.

## EPC

EPC Rating – C (69).

## SERVICES

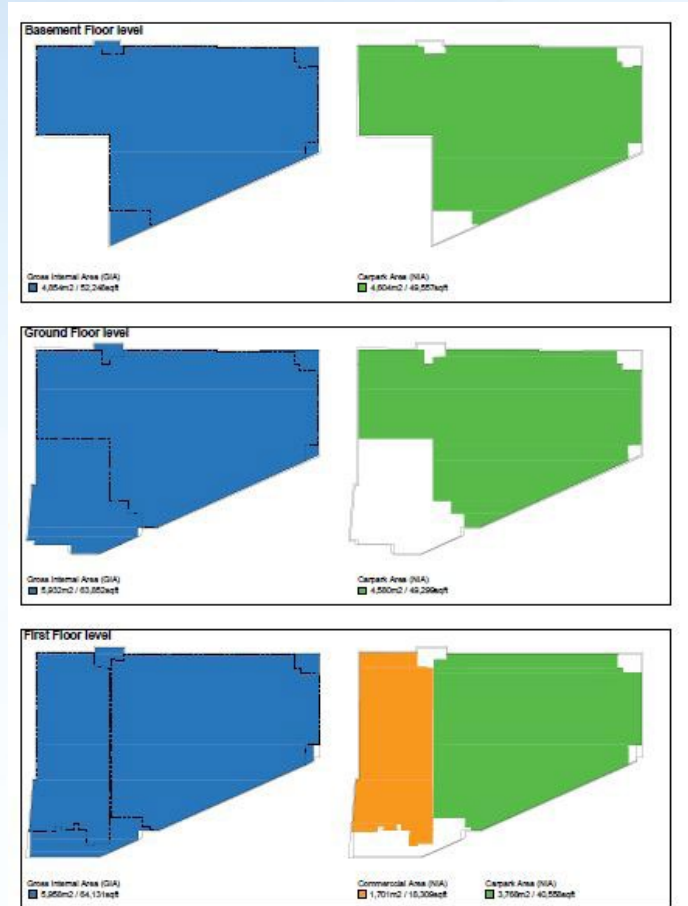
The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT which may be chargeable.



**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: ST1199 Date: 10/22

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

