

TO LET

FORMER MECCA BINGO PREMISES

OCTAGON RETAIL PARK, HANLEY, STOKE ON TRENT, ST1 5RR



LEISURE / RETAIL UNIT

21,958 sq ft (2,039 sq m) (Approx. Total Gross Internal Area)

- Former bingo hall
- Potential for a variety of alternative uses
- Located on an established retail park on the edge of Hanley (City Centre)

LOCATION

The unit is prominently located to the front of the Octagon Retail Park which is an established retail destination to the west of Hanley (City Centre). The scheme is easily accessed from the A500 D Road dual carriageway which gives access to the main arterial roads in the area to include the A50 (Stoke to Derby Link) and Junctions 15 (approx. 5 miles) and 16 (approx. 8 miles) of the M6 Motorway. There are a variety of bus services in the area.

Nearby occupiers include Grosvenor Casino, Burger King, Wren Kitchens, Oak Furniture Land, B&M Bargains, Food Warehouse, DFS and Sofology. There are further retail and leisure occupiers in the immediate surrounding area located on a series of parks in the area due to Hanley being the principle retail area within the Potteries.

DESCRIPTION

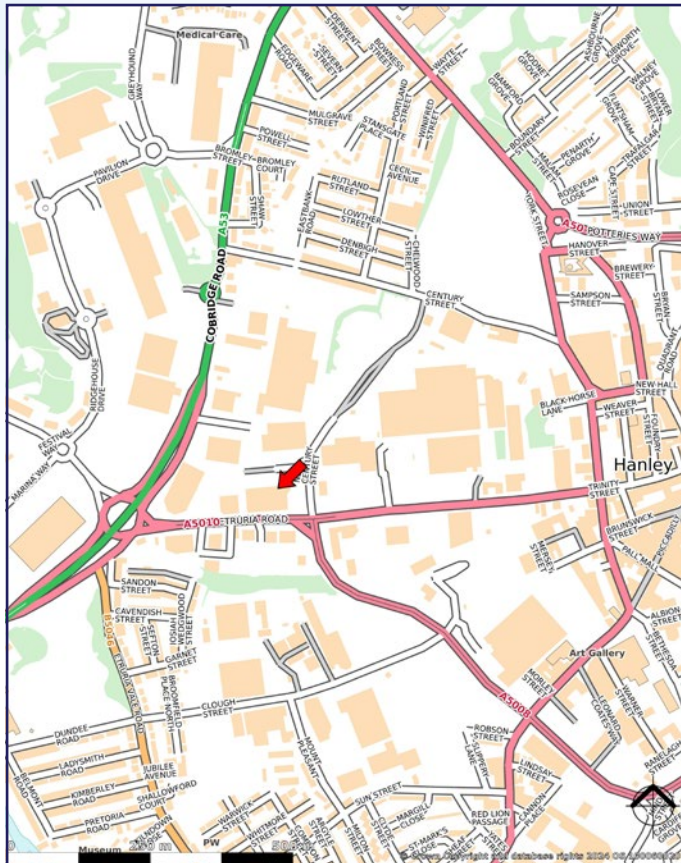
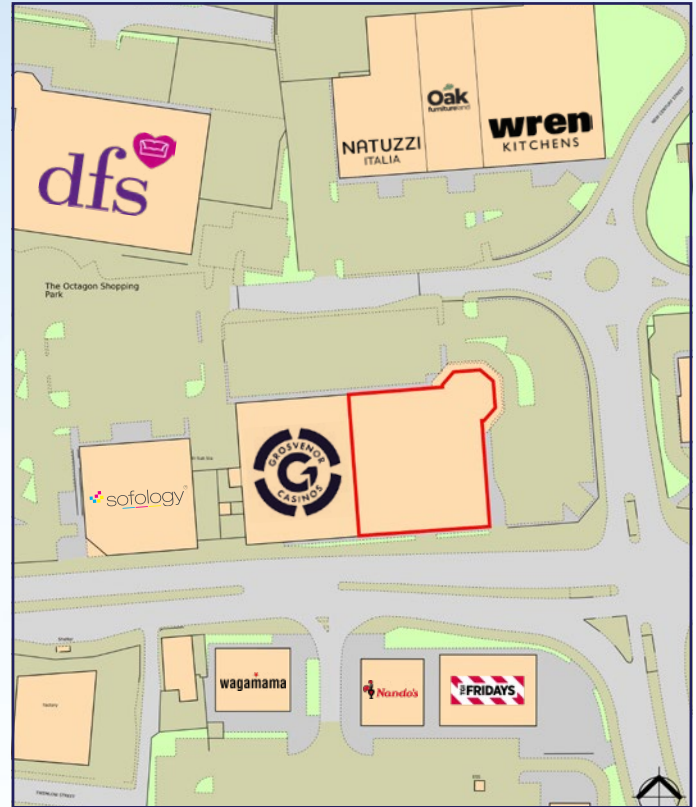
The Octagon Retail Park was originally constructed in 1998 providing 8 purpose built retail / leisure units with customer parking.

The subject unit is of steel frame construction with clad / curtain wall elevations with an octagon shaped customer feature entrance. The building adjoins the Grosvenor Casino and occupies a very prominent location at the entrance to the retail park fronting the busy Etruria Road which links to A53 to Hanley.

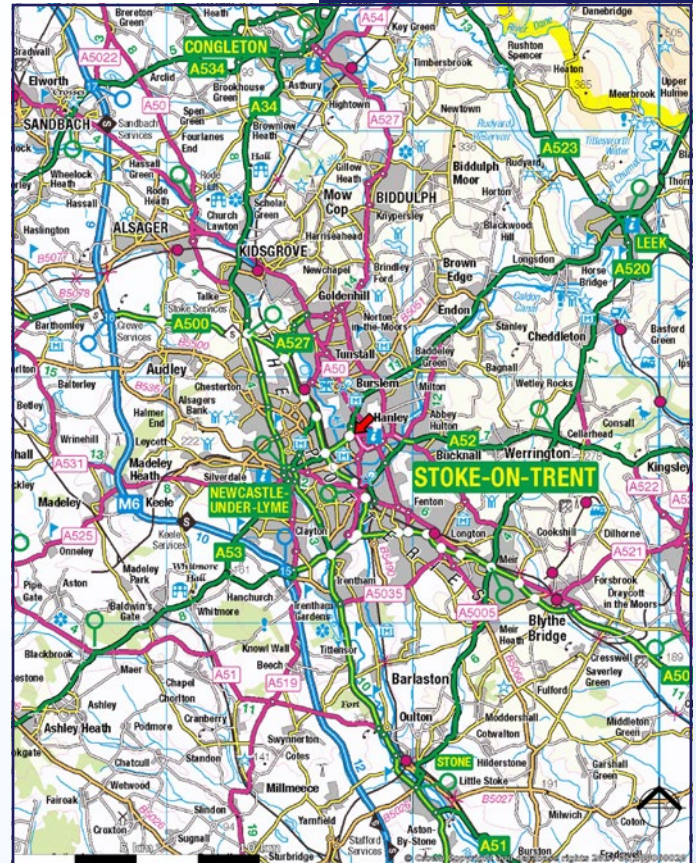
Mecca have removed fixtures and fittings and further strip out can be undertaken to suit individual occupiers requirements.

TENURE

Available on a sub lease for a term up to 5 years. Alternatively, a new longer term lease direct from the landlord could be available.



POSTCODE: ST1 5RR



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	1,761.53	18,961
First Floor Offices	278.43	2,997
TOTAL Approx. Gross Internal Area	2,039.96	21,958

RENT

Upon application.

BUSINESS RATES

Rateable Value - £20,000 (2023 listing). The current rating assessment will be adjusted when a new occupier takes occupation. Further details available from the agent.

PLANNING

Previously used as a Bingo Hall under Use Class D2 now Sui Generis. The building is suitable for alternative uses subject to both landlords consent and planning.

Interested parties to make their own enquiries to Stoke City Council
Tel: 01782 234567.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – B(26)

SERVICES

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

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction. Superior landlords costs to be split 50/50 between the ingoing tenant and Mecca.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

Andrew Groves

andrew.groves@harrislamb.com
07966 263 287

✉ info@harrislamb.com

David Walton

david.walton@harrislamb.com
07824 438 997

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1239 Date: 05/24

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