

TO LET

THE QUADRANT
HANLEY, STOKE-ON-TRENT, ST1 2QD

harrislamb
PROPERTY CONSULTANCY



GROUND FLOOR RETAIL PREMISES

737 – 1,557 sq ft (68.46 – 144.66 sq m) (Approx. Net Internal Sales Area)

- Town Centre Location
- Suitable for a Range of Retail Uses
- Close Proximity to The Intu Potteries Shopping Centre
- A mixture of accommodation available

GENEROUS INCENTIVES AVAILABLE

LOCATION

The Quadrant is prominently located on Town Road just off Potteries Way (A50) which is one of the main arterial routes around Hanley Town Centre. This gives easy access to the A500 D road and Junction 15 of the M6 Motorway.

The Quadrant is close to the intu Potteries Shopping Centre which accommodates many retailers including Next, Debenhams and Primark.

DESCRIPTION

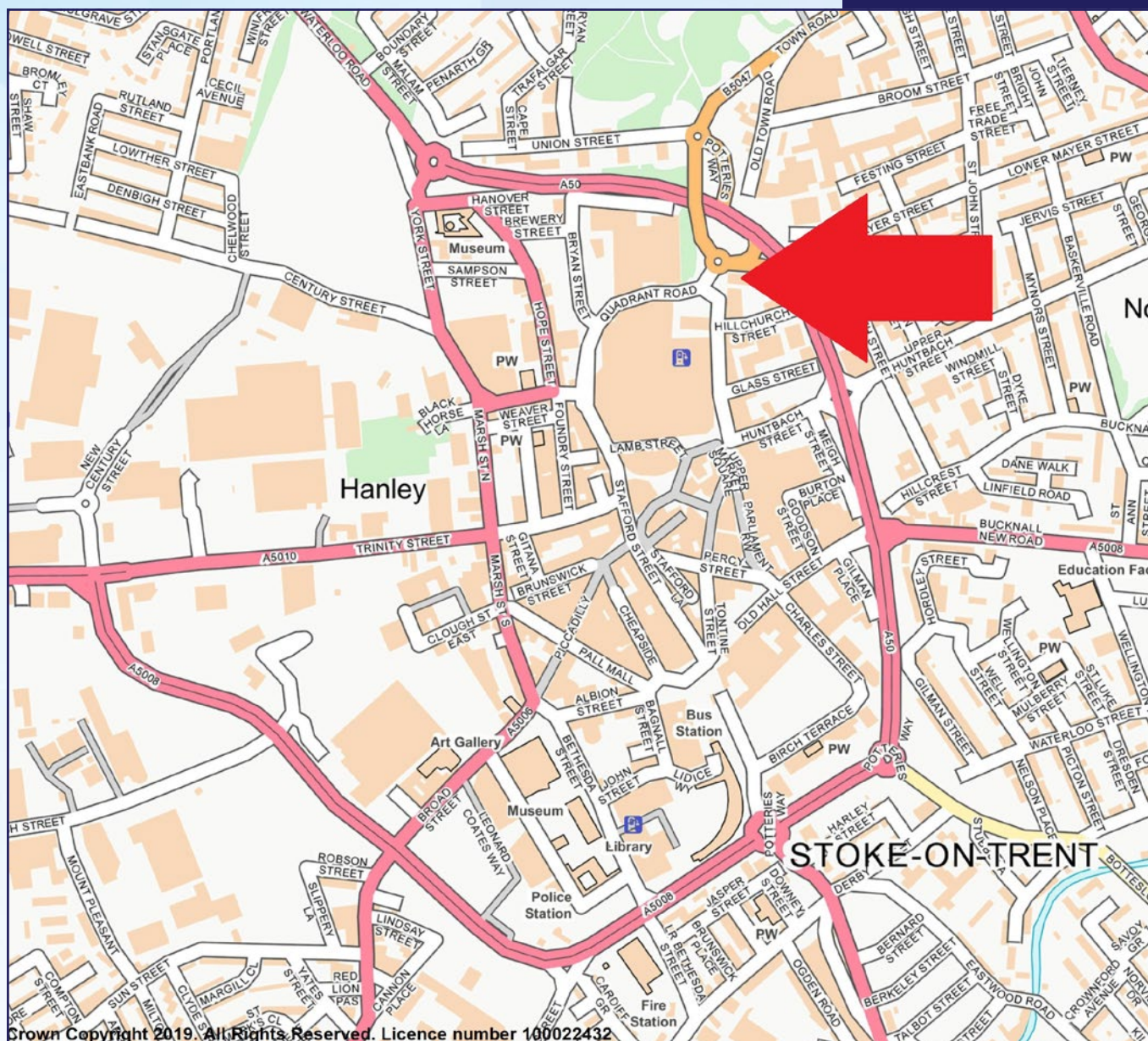
The premises provide a mixture of retail space with glazed frontage, suspended ceilings with recessed lighting, carpeted floors and kitchen/WCs to the rear.

Unit 7 was previously occupied by a clinic.

Units 1 and 2-4 are split level and units 2-4 also benefit from security shutters to all windows.



UNIT 2 - 4



ACCOMMODATION

| | SQ M | SQ FT | RENT per annum exclusive | RATEABLE VALUE (2017) | EPC RATING |
|------------|--------|-------|--------------------------|-----------------------|------------|
| Unit 1 | 96.71 | 1,041 | £9,500 | £6,700 | D (81) |
| Unit 2 - 4 | 144.66 | 1,557 | £15,000 | £16,500 | C (59) |
| Unit 7 | 68.46 | 737 | £8,500 | £5,000 | C (70) |

Generous incentives are available by way of rent free periods or stepped rental, subject to covenant strength.

TENURE

The units are available on flexible lease terms to be agreed.

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.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the site. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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.

VAT

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



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.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: ST1128

Date: 08/21

