



**FOR SALE (MAY LET) - RETAIL UNIT**

**5 HIDE STREET, STOKE ON TRENT, STAFFORDSHIRE, ST4 1NF**

# KEY POINTS

# 7,586

SQ FT

TOTAL NET INTERNAL FLOOR AREA



RETAIL UNIT

LARGE  
GLAZED  
SHOP  
FRONTAGE

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

# £300,000


(EXCLUSIVE)

James Evans

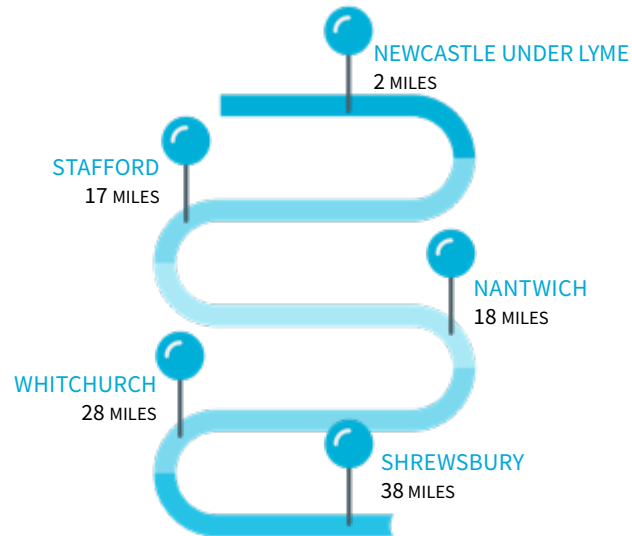
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## LOCATION

The property is located fronting onto Hide Street in the city centre of Stoke. The property is prominently located and the surrounding occupiers include Lloyds Bank, Poundstretcher, B and M and British Heart Foundation.

Hide Street provides some on street car parking. Hide Street is located just off Campbell Street and in close proximity to Church Street.

Stoke-On-Trent is the largest city in Staffordshire with a population of 258,400. Stoke is linked to the nearby M6 motorway at Junctions 15 and 16 by the A500.

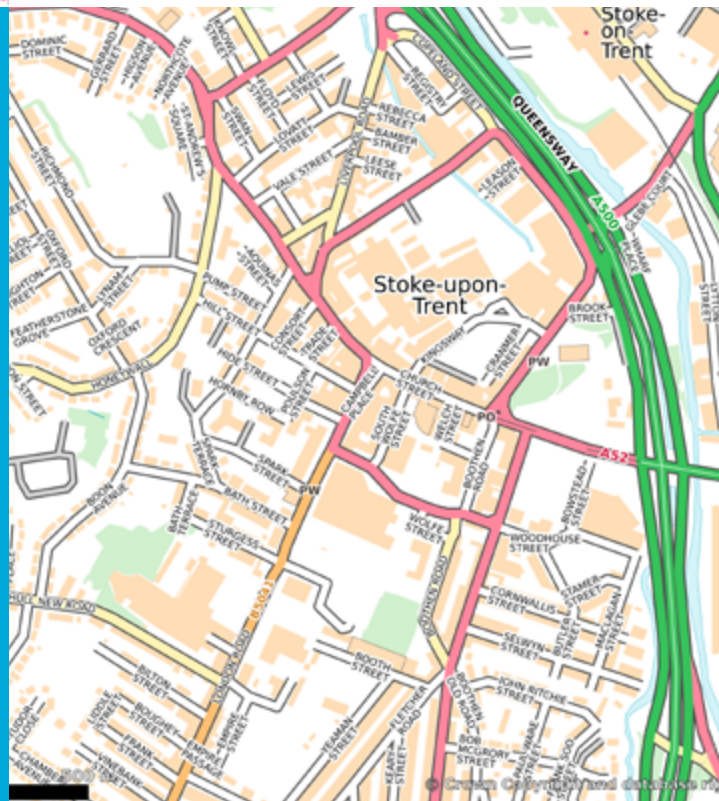


STOKE ON TRENT  
POPULATION

258,400

APPROXIMATELY

2021 CENSUS



# DESCRIPTION

The property comprises of a substantial terraced part single, part two and part three storey property comprising of a large lock up shop unit with that provides a Total Net Internal Floor Area of approximately 7,586 ft sq ( 704.69 m sq).

The ground floor of the property provides a Total Net Internal Floor Area of approximately 3,916 ft sq ( 363.77 m sq) and is arranged to provide retail sales area, stores and welfare facilities and provides flexible accommodation retail space that would lend itself to a variety of retail/commercial uses (subject to any statutory consents) and has a large retail frontage onto Hide Street. The stores section of the property has delivery access off Hide Street and has an up and over door with a width 2.36 metres.

The first floor of the property provides a Total Net Internal Floor Area of approximately 2,638 ft sq ( 245.05 m sq) and is arranged to provide stores and welfare facilities. The second floor of the property provides a Total Net Internal Floor Area of approximately 1032 ft sq ( 95.87 m sq).

The property is of traditional brick construction with a glazed shop front.

The property would lend itself to owner occupiers/property investors and property developers/speculators.

A viewing of the property to appreciate its full potential is recommended. The property has significant potential for a variety of uses and significant potential for further development and potential conversion of the upper floors.

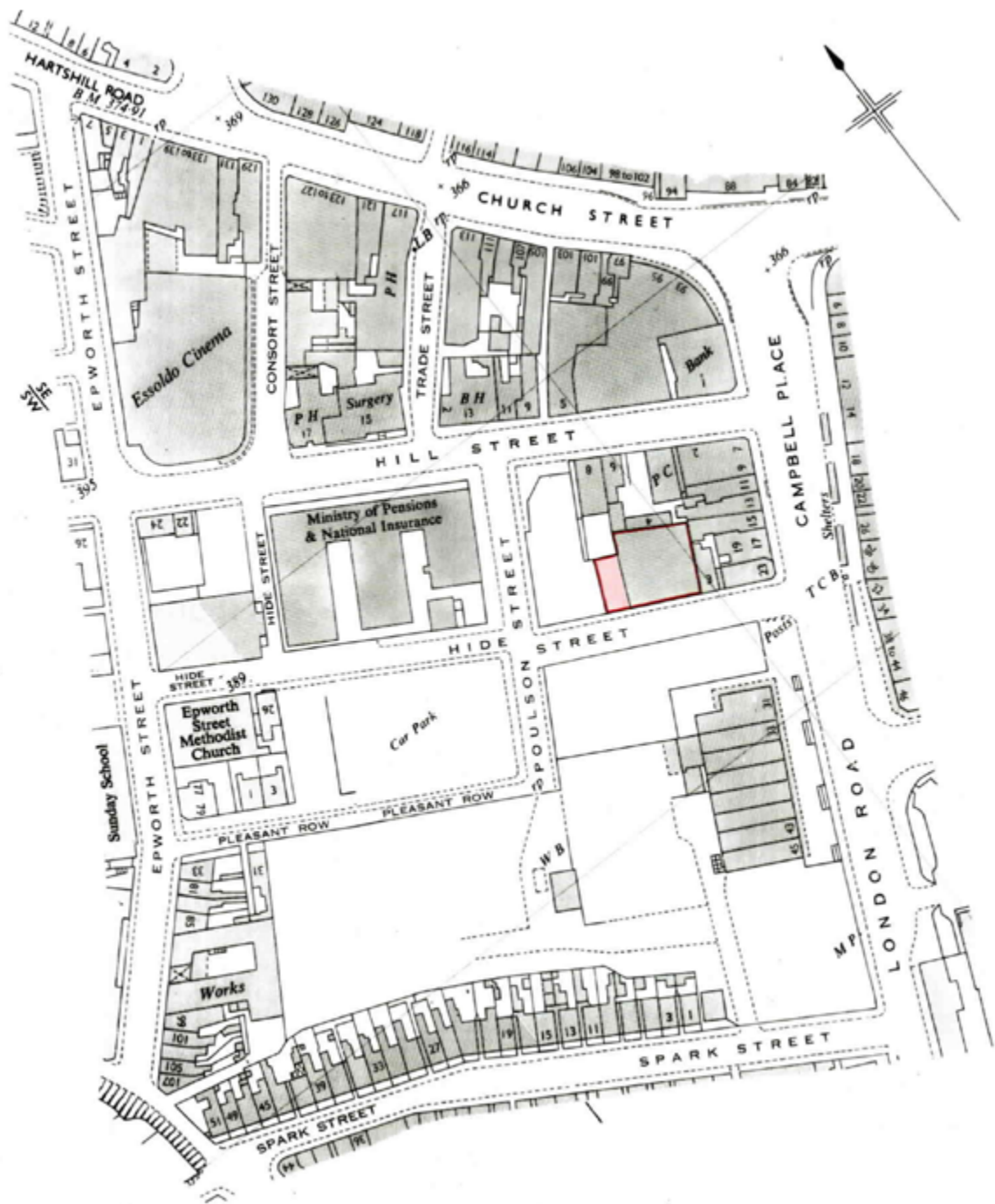


# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

GROUND FLOOR	M SQ	SQ FT
TOTAL NET INTERNAL FLOOR AREA	363.76	3,916
Retail	269.76	2,904
Stores	94	1,012
FIRST FLOOR		
TOTAL NET INTERNAL FLOOR AREA	245.05	2,638
WC		
SECOND FLOOR		
TOTAL NET INTERNAL FLOOR AREA	95.87	1,032





## TENURE

The property is offered to sale freehold with vacant possession.

Alternatively consideration will be given to the letting of the property on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at 3 yearly intervals.

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from planning for Use Class E of The Town and Country Use Classes Order 1987.

The property would lend itself to a variety of retail/commercial uses and potentially residential conversion, subject to statutory consents.

## LEGAL COSTS

Each party to bear their own legal costs associated with the sale of the property.

## VAT

The property is understood to be elected for VAT. All prices and figures are quoted exclusive of VAT.

## SERVICES

(Not tested parties should rely on their own enquiries.)

We understand that all mains services are connected to the property.

## PRICE

Offers in the region of £300,000 (Exclusive)

## RENT

£25,000 per annum (Exclusive), payable quarterly in advance by standing order.

## RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£22,500	£11,228	C (73)

RATES

EPC

## LOCAL AUTHORITY

Stoke on Trent City Council

The Civic Centre

Glebe Street

Stoke-on-Trent

ST4 1HH



01782 234 234

[STOKE ON TRENT CITY COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

[Commercial Department](#)



01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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