

KEATES

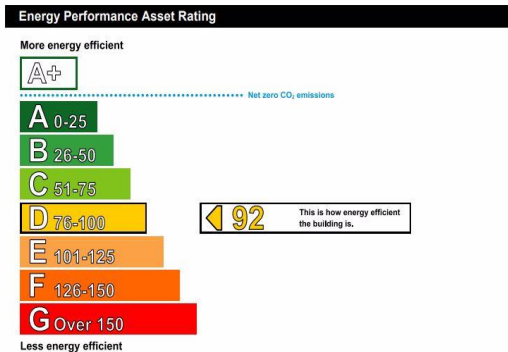
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Potential Income of £70,000 per annum
- Currently producing £45,000 pa
- Located adjacent to TUI and Greggs
- Highly prominent corner unit fronting intu's Potteries Shopping Centre
- High footfall



10-12, Market Square
Stoke-On-Trent, ST1 1NU

£750,000 plus vat

Description

Part let retail investment opportunity producing £45.00 p an with a potential income of £70,000 p an. Two prime retail units opposite the main entrance to the Potteries Shopping centre with nearby occupiers including Boots, Primark and Marks & Spencer's. The vacant unit is understood to have A1 planning consent. The accommodation is approximately 2,080 sq ft over three floors with the ground floor retail space being 716 sq ft and a similar sized area at first floor level. The Vacant unit is currently being advertised at asking rent of £25,000 p an and has so far generated strong interest. The unit occupied by Greggs is let out on a ten-year lease from 13th September 2017 at a rent of £45,000 p a with a tenant break option deferred by deed to 13th September 2025 there is a five-month rent free period from October 2020.

Location

The property occupies a highly prominent corner position directly opposite intu's 630,000 sq ft Potteries Shopping Centre, which has an annual footfall of 12 million, and has attracted quality names such as Superdry, JD, H&M, Beaverbrooks and Pandora. The subject properties are located amongst household names such as Primark, M&S, TK Maxx, Boots, Poundland, Greggs and TUI Travel

Accommodation

We understand the property provides for the following areas: Vacant Unit: Ground floor Retail: 63.38 sqm / 736 sqft Basement Anc. 4.8sqm / 52sqft First Floor Anc. 57.23sqm / 616 sqft Second Floor Anc. 62.80sqm / 676sqft Total 193.21 sqm/ 2080 sqft

Freehold

Asking price of £750,000 plus Vat. The vendor would also consider splitting selling each unit separately.

Planning

We understand that the property currently benefits from A1 use class. A planning application has been lodged to vary consent to allow for A5 uses class re takeaway and coffee shop. (This information is given for guidance purposes only and prospective tenants are advised to make their own enquires to. The Planning Department of Stoke City Council.

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Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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Energy Performance Certificate

Non-Domestic Building



10-12 Market Square
STOKE-ON-TRENT
ST1 1NU

Certificate Reference Number:
0793-0554-5030-8100-1103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 92

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	233
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	59.31
Primary energy use (kWh/m ² per year):	350.81

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock