

020 7491 0999

Douglas Stevens

Chartered Surveyors



HANLEY, ST1 1PY

7-9 Upper Market Square Stoke-on-Trent

PRIME LARGE STORE TO LET

SUBJECT TO VACANT POSSESSION

Location

The subject property is situated in a superb trading location on pedestrianized Upper Market Square, adjacent to Marks and Spencer and Boots and diagonally opposite the main entrance to The Potteries Shopping Centre. Other nearby retailers include Costa, JD Sports, Primark and TK Maxx.

Accommodation

The property is regularly shaped with good floor to ceiling height and offers the following approximate gross internal floor areas:

Ground Floor	2073.85 sq m	22,323 sq ft
First Floor	1291.06 sq m	13,897 sq ft

There is a dedicated service yard and secure compound to the rear of the property.

Full CAD plans can be provided upon request

Lease

A new 15 year full repairing and insuring lease is available.

Rent

£350,000 per annum exclusive of rates, VAT and any other outgoings.

Rates

The current Rateable Value of the property is £510,000. An appeal has been lodged against this valuation. Interested parties are invited to make their own enquiries to confirm the current position.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by prior appointment:-

Jamie Simister

Douglas Stevens & Company

Telephone: 0207 514 8205

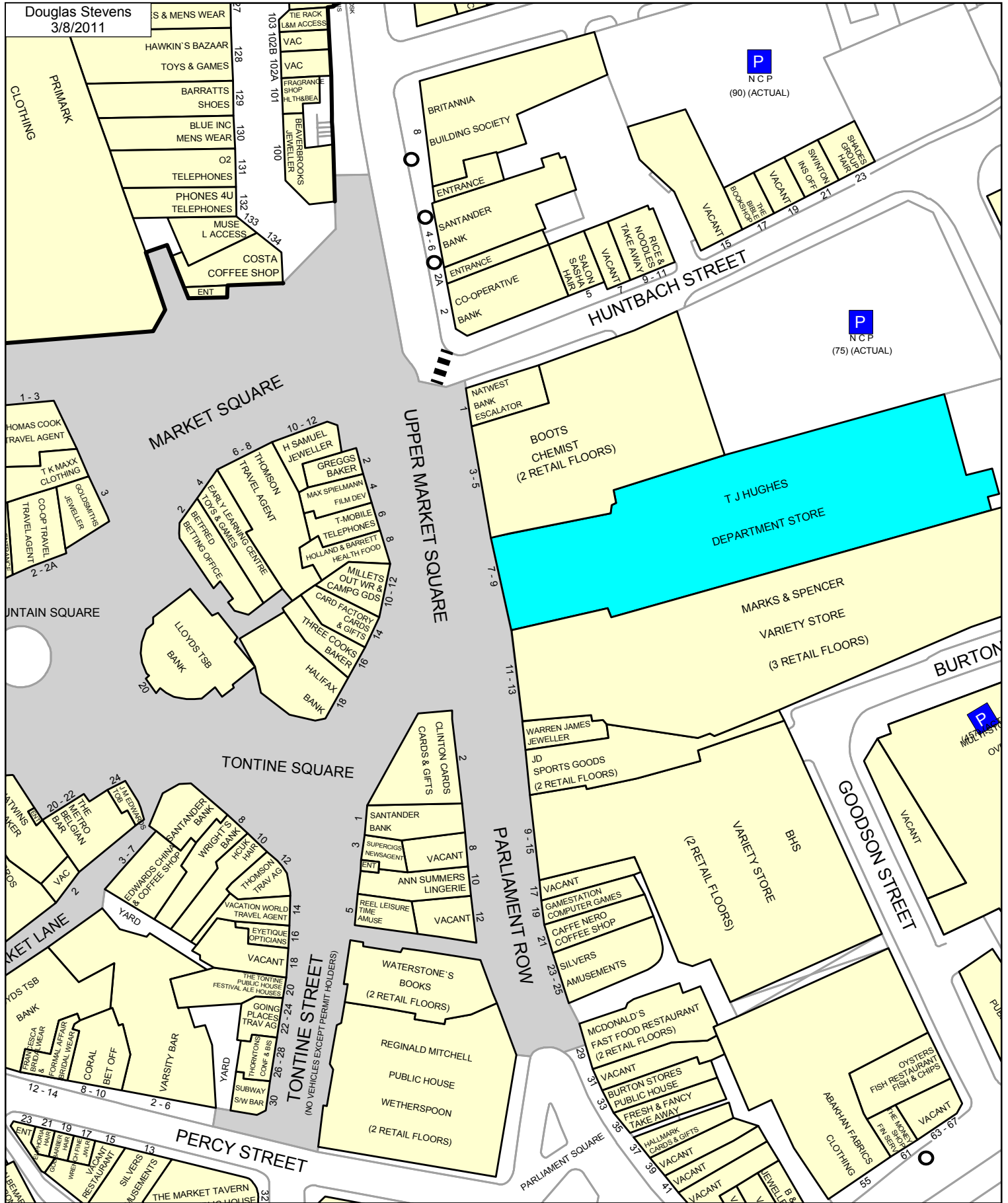
E-mail: jamie.simister@douglasstevens.co.uk

Dominic Chambers

Douglas Stevens & Company

Telephone: 0207 514 8210

E-mail: dominic.chambers@douglasstevens.co.uk



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www.goadplans.co.uk
0845 6016011
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