



6-8 Parliament Row, Hanley, Stoke-on-Trent, ST1 1QD

**3,282 Sq.Ft.
(305 Sq.M.)**



£35,000

Per annum

A prominent retail unit within the pedestrianised area of Stoke-on-Trent City Centre close to Boots, JD Sports, Clinton Cards, Marks and Spencer and Nationwide Building Society.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a ground floor retail unit with double door access and good display window space. There is also ancillary basement storage including staff room and toilets. The unit is ideal for a number of retail uses and currently has an A1 and part A2 use class

Location

The property is situated within Stoke-on-Trent City Centre, the main retail area of the North Staffordshire conurbation with a retail catchment of some 870,000 people and more than 360,000 being within 20 minutes drive of the City Centre.

The property is within the pedestrianised area of the City Centre and close to the Potteries Shopping Centre, which over the last few years has had a multi-million pound extension including a new Odeon cinema and 7 new restaurants. Retailers close by include Marks and Spencer, Clinton Cards, Boots, JD Sports and Nationwide Building Society.

We believe that the Potteries Shopping Centre has an annual footfall of some 12 million.

Accommodation

Ground Floor 1,372 sq.ft (146.00 sq.m)

Basement 1,711 sq.ft (159.00 sq.m)

Staff Room

Toilet

Tenure

Available leasehold on terms to be agreed.

Credit Check

On agreed terms the incoming tenant will be required to pay a fee of £85 to Butters John Bee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Rateable Value

The VOA website advises the rateable value for 2018/19 is No. 6 - £35,250 and No.8 £19,750 The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Legal Costs

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Contact

For all enquiries other than viewings please contact;

Richard Day BSc (Hons)MRICS

Email : commercial@bjbmail.com

**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.