

HANLEY, STOKE ON TRENT
Unit 105 intu Potteries Shopping Centre ,
ST1 1PS

Lambert
Smith
Hampton



Awaiting image

PRIME SHOP UNIT TO LET

Location

Intu Potteries is the dominant shopping destination in the Stoke on Trent region, providing 89 stores covering 566,000 sq.ft of retail space. The Centre is anchored by Debenhams and Primark, as well as fashion occupiers including River Island, JD, Top Shop and HMV as well as The Hive leisure scheme.

Description

The unit occupies a prime location on Middle Mall adjacent to EE and close by to Pandora and JD Sports.

Schedule of Accommodation

The premises are situated on mall level and provide the following approximate dimensions and floor areas:

Internal width	7.44 Metres	(24 Feet 5 Inches)
Ground Floor Sales	58.25 Sq M	(627 Sq Ft)

Terms

Base rental (80% of rack rental value) offers are invited. The rent payable is to be the base rent or an agreed percentage of gross turnover less VAT, whichever is the higher.

Rent

Upon application.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010) £62,000
UBR (2016/17) 49.7p
Rates Payable (2016/17) £30,814

The firm gives no warranty that these values are accurate and interested parties are advised to verify these figures and possible rights of appeal (Tel: 01782 234 567). We are unaware if any transaction relief can be applied.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

References to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise, any offer received will be deemed to be exclusive of VAT.

A full copy of the EPC is available upon request from the agents.

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

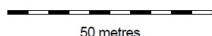
For further information and viewing arrangements please contact:

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10. In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.