



# 4 Market Square

Hanley, Stoke-On-Trent ST1 1NU

## Rent

£30,000 per annum exclusive

## Accommodation

Approximate net internal areas:

Ground Floor Sales	1,276 sq ft	118.53 sq m
First Floor Anc	877 sq ft	81.47 sq m
Second Floor Anc	385 sq ft	35.76 sq m
Third Floor Anc	570 sq ft	53 sq m
<b>Total:</b>	<b>3,108 sq ft</b>	<b>288.76 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment)

## Legal Costs

Each party is to be responsible for their own legal costs.

## PRIME SHOP TO LET

### Property Highlights

- Pedestrianised
- Opposite main entrances to Potteries Shopping Center, Primark and Costa

### Location

Market Square is located within the central pedestrianized shopping area of Hanley. The subject premises is opposite the entrance to The Potteries Shopping Centre. The unit is adjacent to Thomson and Betfred. Nearby retailers include H.Samuel, TK Maxx, Primark, Costa and Goldsmiths.

### Description

The property is arranged with ground floor sales and ancillary uppers. The unit has recently been refurbished and white boxed.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

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## Business Rates

Rates Value		£45,573
Rates Payable (20/21)	£23,515.66	
Rates Value		£26,250
Rates Payable (23/24)	£13,098.75	

Interested parties should make their own enquiries with Stoke-on-Trent Council (01782 234 567).

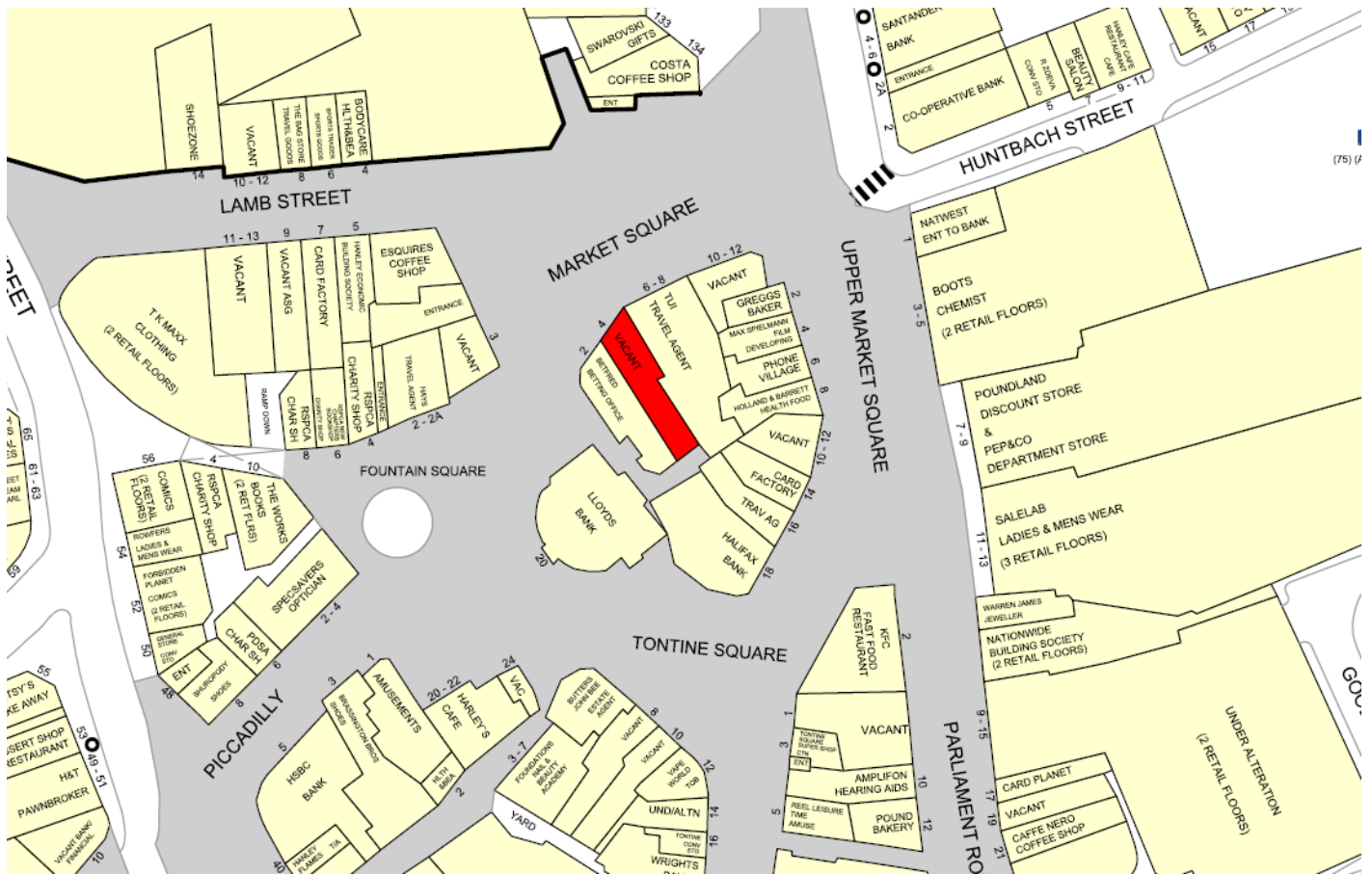
## EPC

The EPC shows a rating of 96. (D). Full details are available upon request..

## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Location Map



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