

RORY MACK

ASSOCIATES

TO LET:

£18,000 PAX

## 10 Tontine Square

Hanley,  
Stoke-on-Trent, ST1 1NP



- Recently refurbished retail/office premises with 1<sup>st</sup> floor office
- Total NIA: 1,317 sq ft with 1,049 sq ft for sales
- Very prominent city centre location
- Opposite Lloyds and Halifax and within 100 yards of Intu Potteries
- Available by way of new Internal Repairing & Insuring lease
- EPC: 84 (Band D)

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

T: 01782 715725  
F: 01782 715726  
E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)

### GENERAL DESCRIPTION

A recently refurbished ground floor retail/office premises with first floor office of brick elevations with decorative sandstone window and column details supporting a pitched roof surface. Internally the ground floor is predominantly arranged in open plan with a degree of light partitioning to the rear and with stairs leading to the first floor office. There are additional first and second floor areas which are not intended to form part of the demise, although these could be made available by separate agreement to provide additional storage. The sales area benefits from plastered and drylined wall and ceiling surfaces and an attractive glazed shop frontage with an externally mounted roller shutter, overlooking the pedestrianised city centre

### LOCATION

The property occupies a prime position in the city centre overlooking Tontine Square where a wide range of local and national retailers are located and is within 100 yards of the main entrance to the Intu Potteries shopping centre.

### ACCOMMODATION

<u>Ground Floor:</u>		<u>First Floor:</u>	
Frontage	18'6"	Office	243 sq ft
Shop depth	71'2"		
Sales Area	1,049 sq ft		
Storage	25 sq ft	<b>Total NIA:</b>	<b>1,317 sq ft</b>

### SERVICES

Mains water, drainage and electricity are connected. Please note, no services have been tested by the agents.

### VAT

The rent is subject to VAT.

### BUSINESS RATES

Rateable Value: £22,750

Rates Payable: £11,352.25 pa (21/22)

### TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed subject to rent reviews every five years and with each party bearing their own legal costs.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk



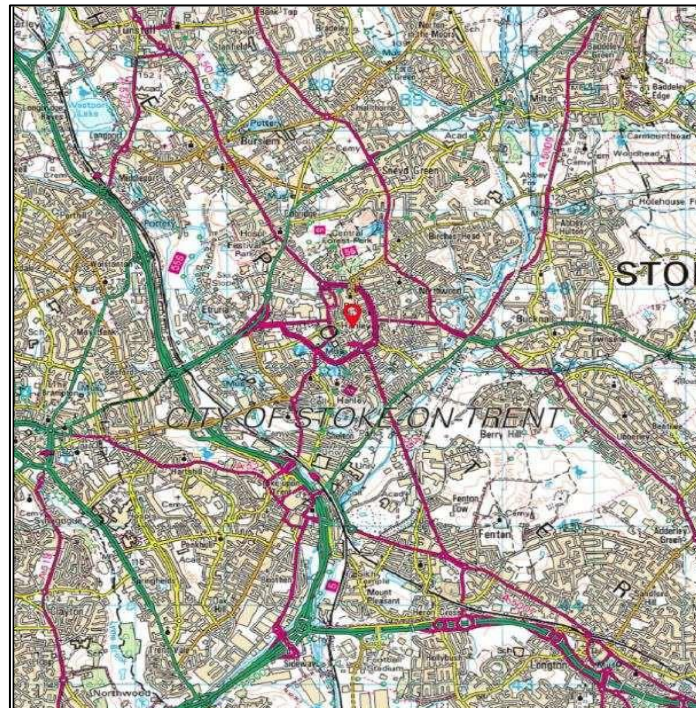
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)