



**56 Marsh Street South**

Hanley, Stoke-on-Trent, ST1 1JD

Asking Price £67,500



**541.00 sq ft**

Investment for sale - A two storey mid terrace property located within Hanley City Centre close to Trinity Street, Piccadilly and Tesco Super store. This Prominent city centre retail unit has display windows & door to front with electric shutter security.

## Location

The property is situated on Marsh Street South within Hanley, Stoke-on-Trent. The property is approximately 20 metres away from Trinity Street junction. Tesco Superstore is a short walk to the West of the property and the Potteries Shopping Centre is a few minutes walk to the East.

## Accommodation

### Ground Floor

Retail: 275 sq ft (25.60 sq m)

Rear Room : 73 sq ft (6.79 sq m)

### First Floor

Front Room : 117 sq ft (10.87 sq m)

Rear Room : 61 sq ft (5.7 sq m)

WC

Kitchen area : 15 sq ft (1.40 sq m)

TOTAL NIA: 541 sq ft (47.45 sq m)

## Tenure - Freehold

Freehold subject to existing lease.

Lease terms: 11/7/25 to 10/7/31 at £6,000 pa with break clause July 2028

## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2025/26 is £4550. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. 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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

## EPC

Energy Performance Certificate number and rating is TBC

## 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.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)