

butters john bee^{bjb} commercial



3 & 3A Piccadilly

Hanley, Stoke-On-Trent, ST1 1DB

Asking Price £150,000

3537.00 sq ft



3 & 3A Piccadilly

Hanley, Stoke-On-Trent, ST1 1DB

Asking Price £150,000



Description

The premises are arranged on ground and first floor with also a basement area. The main entrance is off Piccadilly and the pedestrian area with a second access for loading and unloading to the rear of the property off Market Lane. The property has a brick rendered facade under a pitched tiled roof. There main retail area has carpeted floor with painted walls and a suspended ceiling. To the rear of the property are a number of store rooms. On the first floor there is further retail space as well as office, Kitchen and further store rooms. The property also has two toilets.

Location

The property is situated within the pedestrian area of Stoke on Trent City Centre the principle shopping area within the North Staffordshire conurbation. The property is close to Primark, T K Maxx, KFC, HSBC bank next door and opposite Specsavers. There is good access to the City Centre from the A500 which is an urban express way through the heart of the Norths Staffordshire conurbation and links junction 15 and 16 of the M6 Motorway. There is also good bus links to all the surrounding residential areas as well as good car parking.

Accommodation

Shop Area

Ground Floor Retail Area 96.68 sqm 1,040 sqft

First Floor Retail Area 52.59 sqm 565 sqft

Office 4.57 sqm 49 sqft

Back Buildings

Ground Floor 82.41sqm 886 sqft

First Floor 71.19 sqm 776 sqft

Kitchen 9.91 sqm 106 sqft

Office 10.68 sqm 115 sqft

Total Floor Area 328.03 sqm 3,537 sqft

Services

All main services are connected but have not been tested.

Tenure - Freehold

The property is current occupied by Brassington Shoe Shop and is currently holding over on an existing lease at a rent of £26,500 pa.

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.

Legal Costs - Sale

The purchaser will be responsible the clients legal / surveyors costs in respect of the sale of this premises which are £1,900 plus VAT.

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.

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.



Road Map



Hybrid Map



Terrain Map

