

**RETAIL PREMISES
AVAILABLE TO LET BY WAY OF
ASSIGNMENT – SUBJECT TO VACANT
POSSESSION**

**2 UPPER MARKET SQUARE
HANLEY
STOKE ON TRENT
ST1 1NS**



LOCATION

The premises are located in a prime trading position adjacent to **MAX SPIELMANN** and opposite **BOOTS** in Hanley City Centre.

DESCRIPTION

The premises are arranged over ground and basement levels.

ACCOMODATION

The premises comprise of the following approximate areas and dimensions:-

Ground Floor Sales Area	72.24m²	778 sq ft
Basement	104m²	1119 sq ft
First Floor Void		
Second Floor Void		

TERMS

The premises are available by way of an assignment of an existing lease to 12.09.27 at a passing rent of £45,000 per annum exclusive.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the rateable value for the premises as follows:-

Rateable Value (2023 Assessment)	£27,250
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We suggest that all interested parties should verify the above information with the Local Authority.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

PLANNING

We understand the premises do not lie within a Conservation Area and are not listed. We would suggest that interested parties make their own enquiries via the Local Council.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

VIEWING

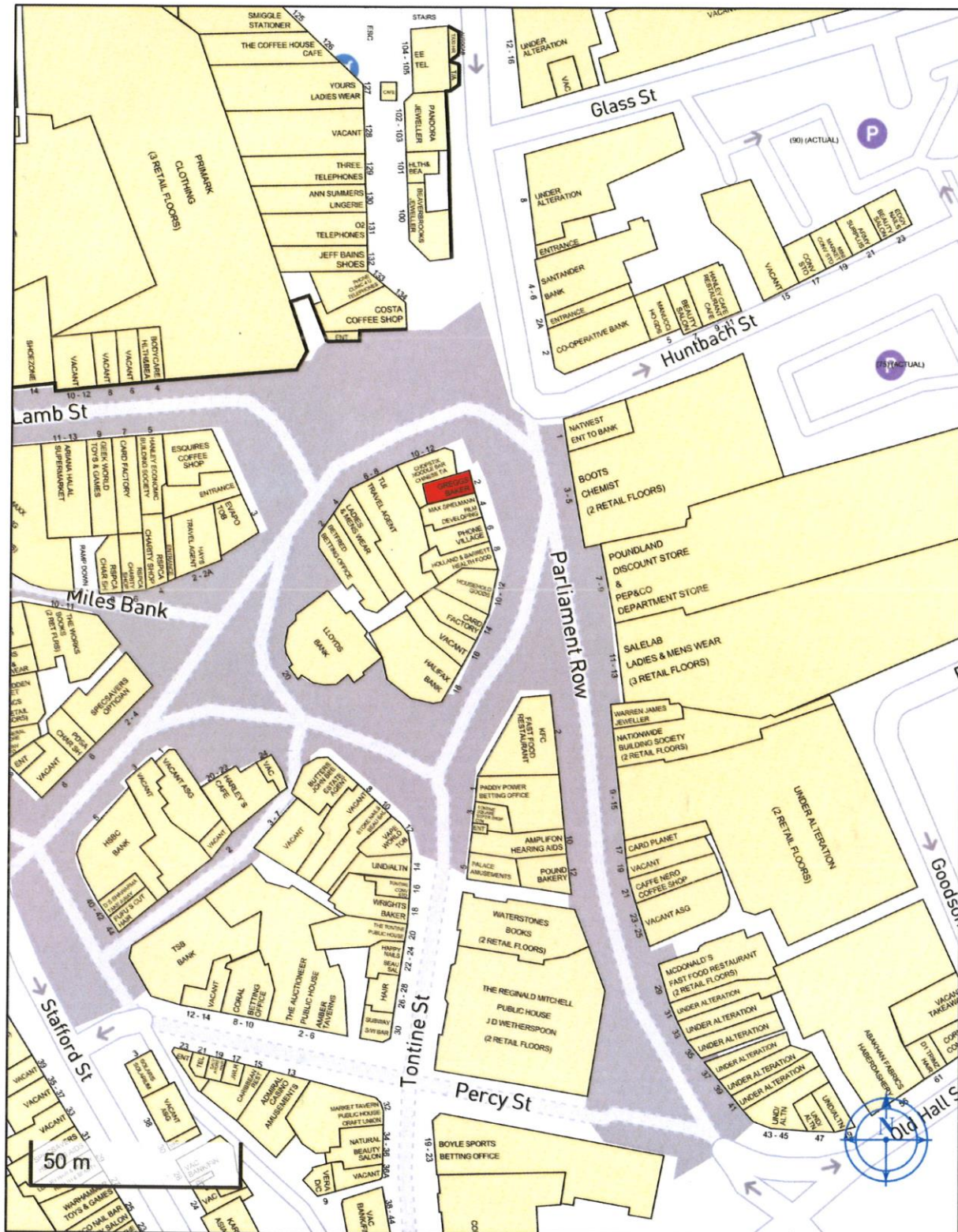
Strictly by appointment with the Sole Retained Agents:-

Simon Smith
simon.smith@wrightsilverwood.co.uk
0121 410 5551

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF
VAT
SUBJECT TO CONTRACT**

SEPTEMBER 2025

0121 454 4004



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