

# TO LET (MAY SELL)

**14-20 BRUNSWICK STREET**  
HANLEY, STOKE ON TRENT, ST1 1DR



## TOWN CENTRE PREMISES

**1,398 - 5,130 sq ft (129 - 476 sq m)** (Approx. Total Gross Internal Area)

- Available floor by floor
- Suitable for a variety of uses including storage (Subject to Planning)
- Surrounding leisure venues include Fiction, The Sugarmill, Walkabout, Chicago, Individual & Boston Brothers

## LOCATION

The property is located in Hanley City Centre with the main shopping centre (Intu Potteries) within walking distance. Hanley is one of the 5 towns of Stoke on Trent and benefits from good road links via the A500 and M6 Junction 15 to the south and 16 to the north.

The property is located opposite the Main nightclub in Hanley being Fiction with a variety

## DESCRIPTION

The property comprises a refurbished three storey brick-built building with rendered elevations and basement area.

The ground and first floor areas previously accommodated a restaurant business with laminate flooring, spot light lighting, kitchen area and male and female toilets. There is also an enclosed smoking area and balcony.

The second floor and roof top area is currently leased to a shisha lounge. Lease information is available from the agents upon request.

The premises does not benefit from a license.

**POSTCODE: ST1 1DR**



## ACCOMMODATION

|                                        | SQ M       | SQ FT        |
|----------------------------------------|------------|--------------|
| Basement                               | 16         | 172          |
| Ground Floor                           | 129        | 1,398        |
| First Floor                            | 165        | 1,780        |
| Second Floor                           | 1650 – LET | 1,780 – LET  |
| <b>TOTAL</b> Approx. Net Internal Area | <b>476</b> | <b>5,130</b> |

## TENURE

The property is available floor by floor or combined on lease terms to be agreed.

Alternatively, a sale of the freehold will be considered.

## RENT/PRICE

Rent – upon application

Price – Offers invited in excess of £500,000 +VAT

## SERVICE CHARGE

Should the property be split floor by floor, a service charge for the common area will be applicable.



## RATING ASSESSMENT

Enquiries with the local authority reveal rateable values as follows;

Ground Floor - £15,000 (2017 listing)

1st floor - £17,000 (2017 listing)

2nd floor - £7,700 (2017 Listing)

Further enquiries should be made with Stoke on Trent City Council (01782 234234).

## PLANNING

Interest parties are advised to make their own enquiries with the local authority Stoke on Trent City Council (01782 234234).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D (93)

## VAT

All prices quoted are exclusive of VAT, which is payable on the rent and service charge that may be applicable.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



## VIEWING Strictly via sole agents

### Mike Burr

mike.burr@harrislamb.com  
07827 342 460

✉ info@harrislamb.com

### David Walton

david.walton@harrislamb.com  
07824 438 997

**harrislamb**  
PROPERTY CONSULTANCY

**01782 272555**

3 Lakeside Festival Park Stoke on Trent ST1 5RY

[www.harrislamb.com](http://www.harrislamb.com)

**SUBJECT TO CONTRACT** Ref: ST1053 Date: 06/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:  
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.  
(ii) 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.  
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.  
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

