

TO LET - RETAIL



19 Parliament Row, Stoke On Trent, Hanley, Staffordshire ST1 1PW

Internal Area 2,228 Sq Ft (206.98 Sq M)

Rent Per Annum £11,400

City Centre Shop to Let with incentives.

- £950 per month rent with further incentives.
- Prominent trading position.

Location

Located in the City Centre, near to Nero's, McDonalds, Wetherspoons and KFC.

Description

Prominent Retail Shop With First and Second Floor Office/Stores and WCs.

A fantastic opportunity to lease a city centre retail shop located in an area of good footfall with nearby retailers including McDonalds, Nero's Coffee Shop, Wetherspoons, KFC and Wrights Pie.

The shop is secured with electric shutters, leading into a regular shaped retail space. Upper floors include cellular offices, storerooms and kitchen/WCs.

Flexible lease arrangements available to support retail businesses and incentives offered to support a retailer fit-out requirements.

Accommodation

Ground Floor Retail Area 72 m2 (775 sq ft)

First Floor Office/Stores (64 m2 (689 sq ft)

Second Floor Office/Stores including WC 64 m2 (689 sq ft)

Floors	sq ft	sq m
Total Area	2,228	206.98

Legal Costs

Tenant will share the cost of lease preparation with the landlord.

EPC

To be confirmed.

VAT

To be confirmed.

Business Rates

Rateable Value: £19,750

Rates Payable: £9,855.25

Viewing

For viewings or further information please contact:

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