

# To Let



## Hanley

Unit 217b, The Potteries Shopping Centre

1,769 sq ft (164.35 sq m)

Rent on Application

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**Location & Description:**

- The Potteries is the dominant shopping destination in the Stoke on Trent region, providing over 500,000 sq ft of retail and leisure space with large multi-storey car park.
- The Centre is anchored by Primark, Next and H&M along with a Cineworld multiplex cinema and associated restaurant offer.
- The unit is located on the Upper Mall with neighbouring occupiers including H&M, WH Smith, Next and HMV.

**Demise:**

Ground Floor 1,769 sq ft (164.35 sq m)

**Rent:**

Available upon request.

**Lease:**

A new lease for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Energy Performance Rating Assessment – C.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £47,000.

**Date Prepared:**

June 2024

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:****Gary Crompton**

07554 402314

gary@barkerproudlove.co.uk

**Simon Colley**

07966 181708

simon@barkerproudlove.co.uk

**Nik McCarthy**

07960 960207

nikm@barkerproudlove.co.uk

**Joint Agent:****BWD**

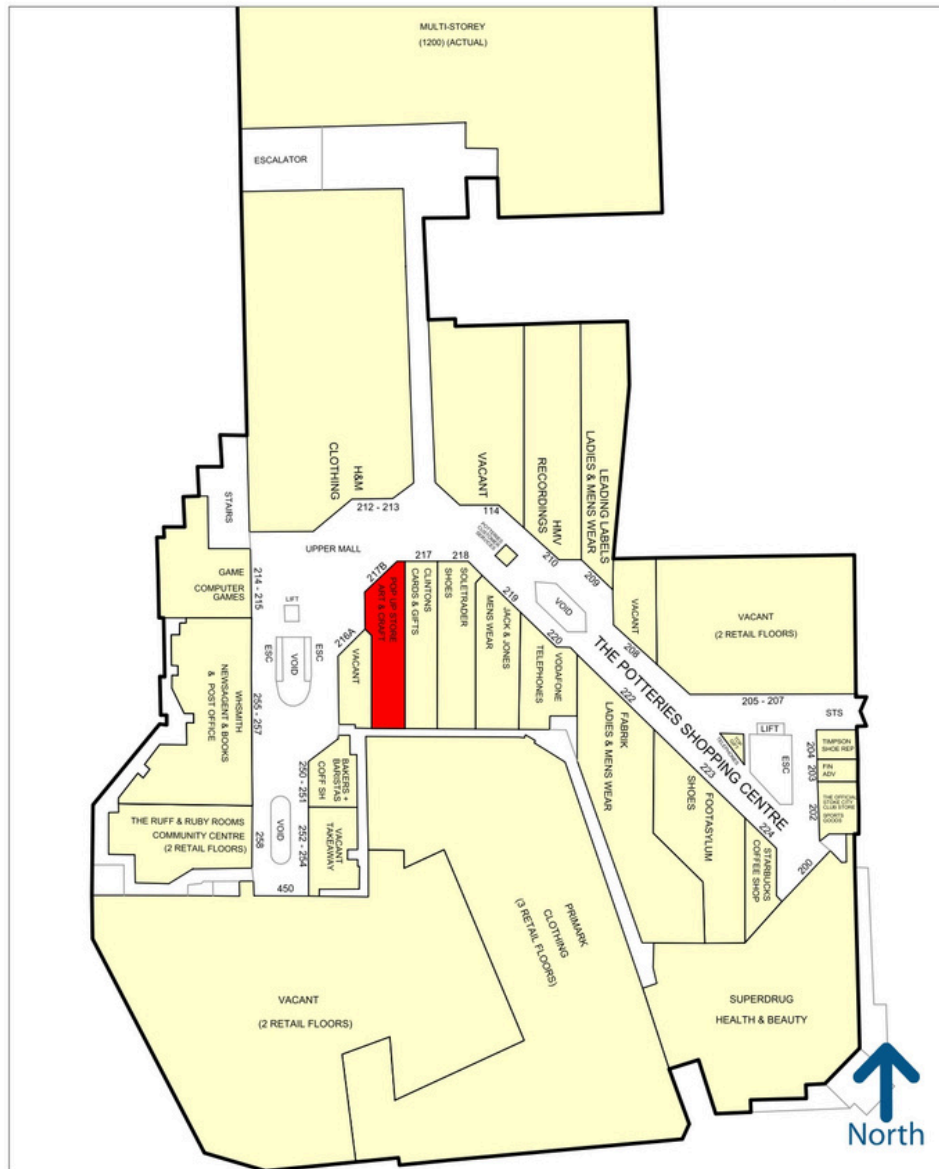
Richard Bidwell

07747 534357

rbidwell@bwdretail.co.uk



## Stoke-on-Trent - City Centre (Hanley)



50 metres  
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