

SHOPPING CENTRE PROPERTY / CLASS E

Unit 208 The Potteries Shopping Centre, Hanley

**Rent: On application****Ground Floor Area**

1,057 Sq ft / 98 Sq M

**TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove**

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Location:

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 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 and HMV.

Demise:	Sq Ft	Sq M
Ground Floor	1,057	98.20

Rent:

Upon application.

Tenure:

The premises are available by way of a new lease for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £46,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

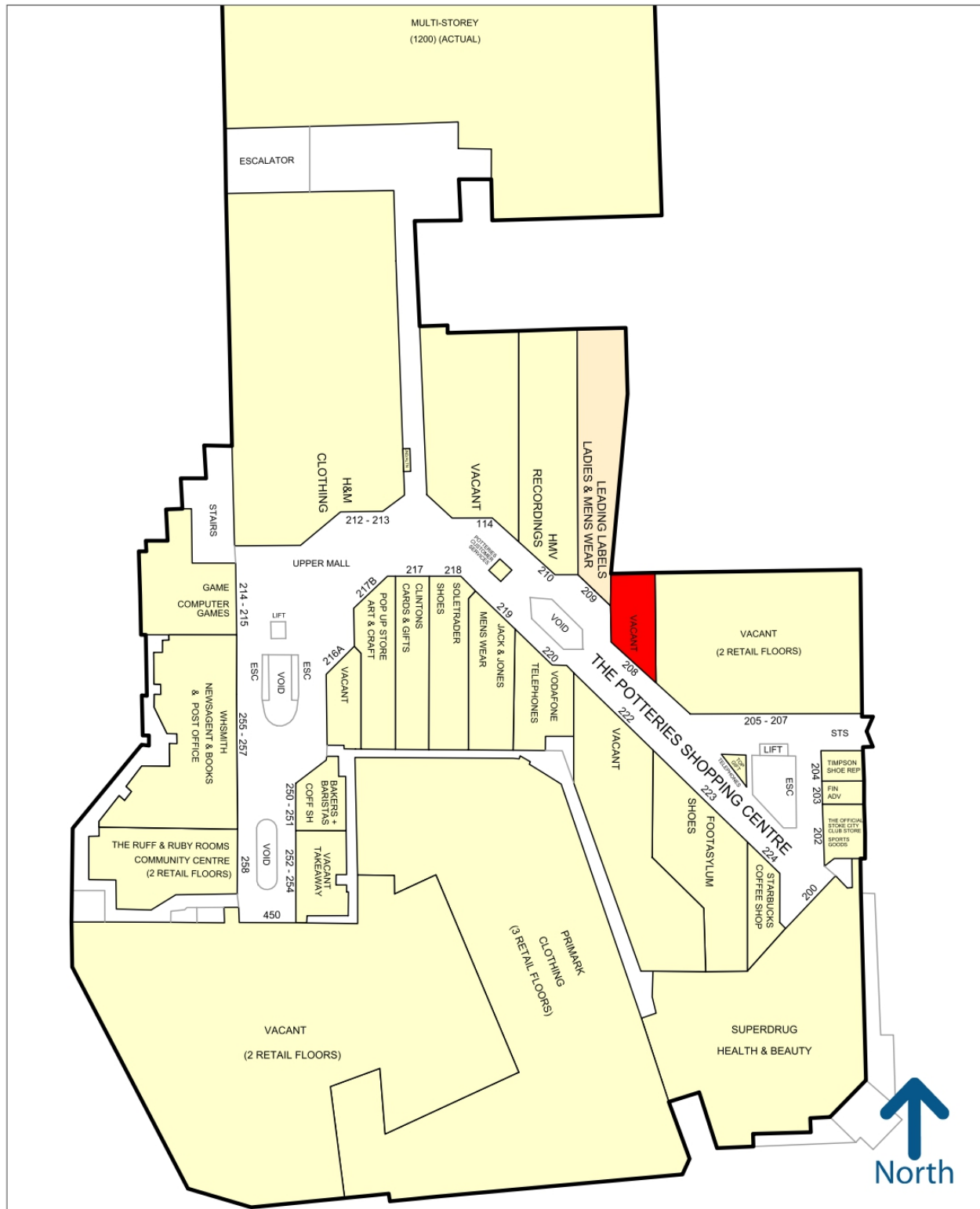
August 2022

Subject to Contract

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Stoke-on-Trent - City Centre
(Hanley)



Experiæn Goad Plan Created: 22/08/2023
Created By: Barker Proudlove Ltd

50 metres