

**SHOPPING CENTRE PROPERTY / CLASS E**

Unit 216 The Potteries Shopping Centre, Hanley

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

839 Sq ft / 78 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, 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	839	77.95

**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 £32,000.

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](http://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:**

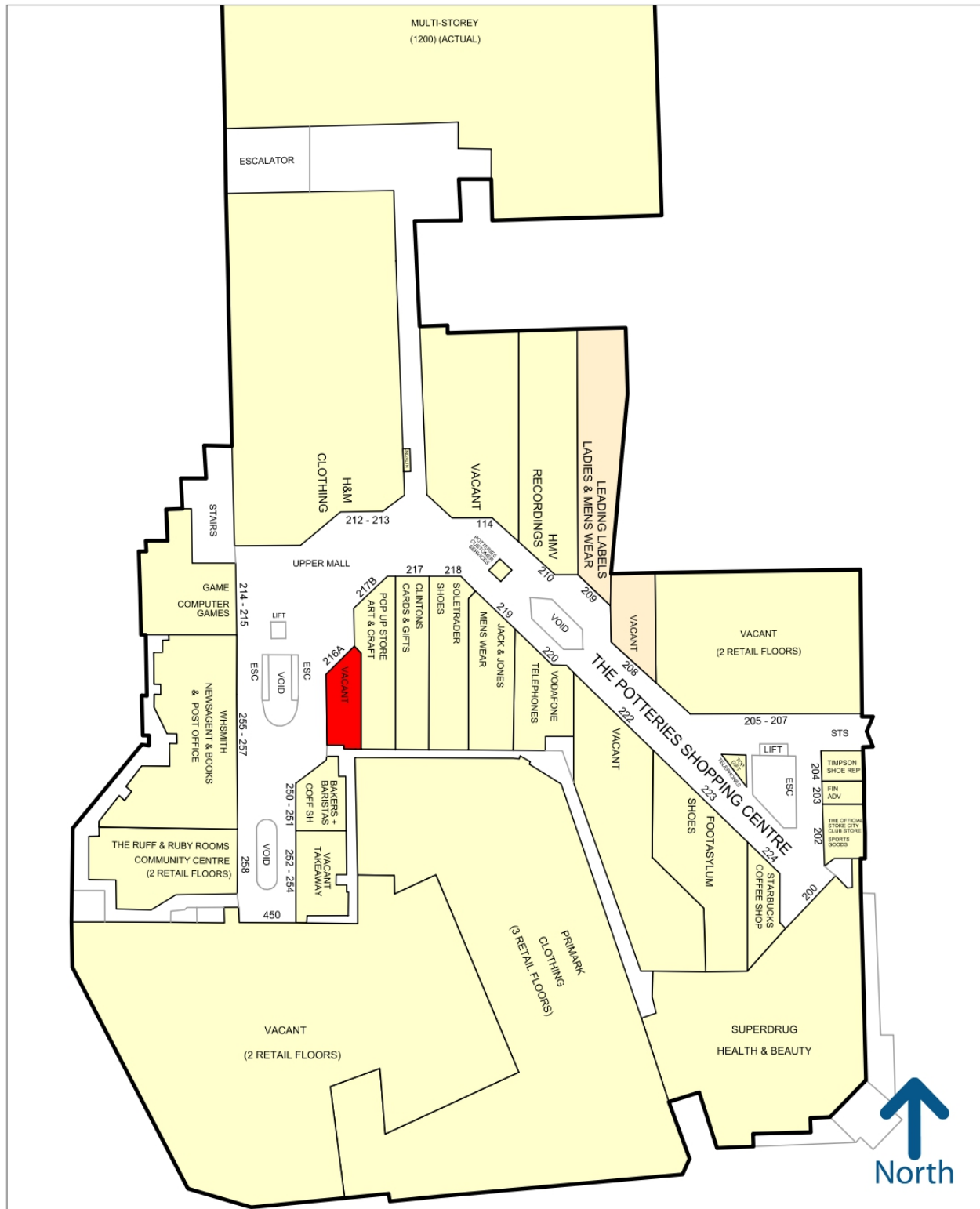
March 2021

Subject to Contract

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Stoke-on-Trent - City Centre  
(Hanley)



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Created By: Barker Proudlove Ltd

