

**SHOPPING CENTRE PROPERTY / CLASS E**

Unit 6 The Hive The Potteries Shopping Centre, Hanley

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

3,007 Sq ft / 279 Sq M

**WITHDRAWN****Viewing Strictly through the joint letting agents.****Barker Proudlove**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 within the new leisure quarter, The Hive, which is anchored by Cineworld along with Bon Pan Asian, Nandos and Chiquito's.

| <b>Demise:</b>     | <b>Sq Ft</b> | <b>Sq M</b> |
|--------------------|--------------|-------------|
| Lower Ground Floor | 3,007        | 279.36      |
| Upper Ground Floor | 3,142        | 291.90      |

**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 £66,500.

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 - C

**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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