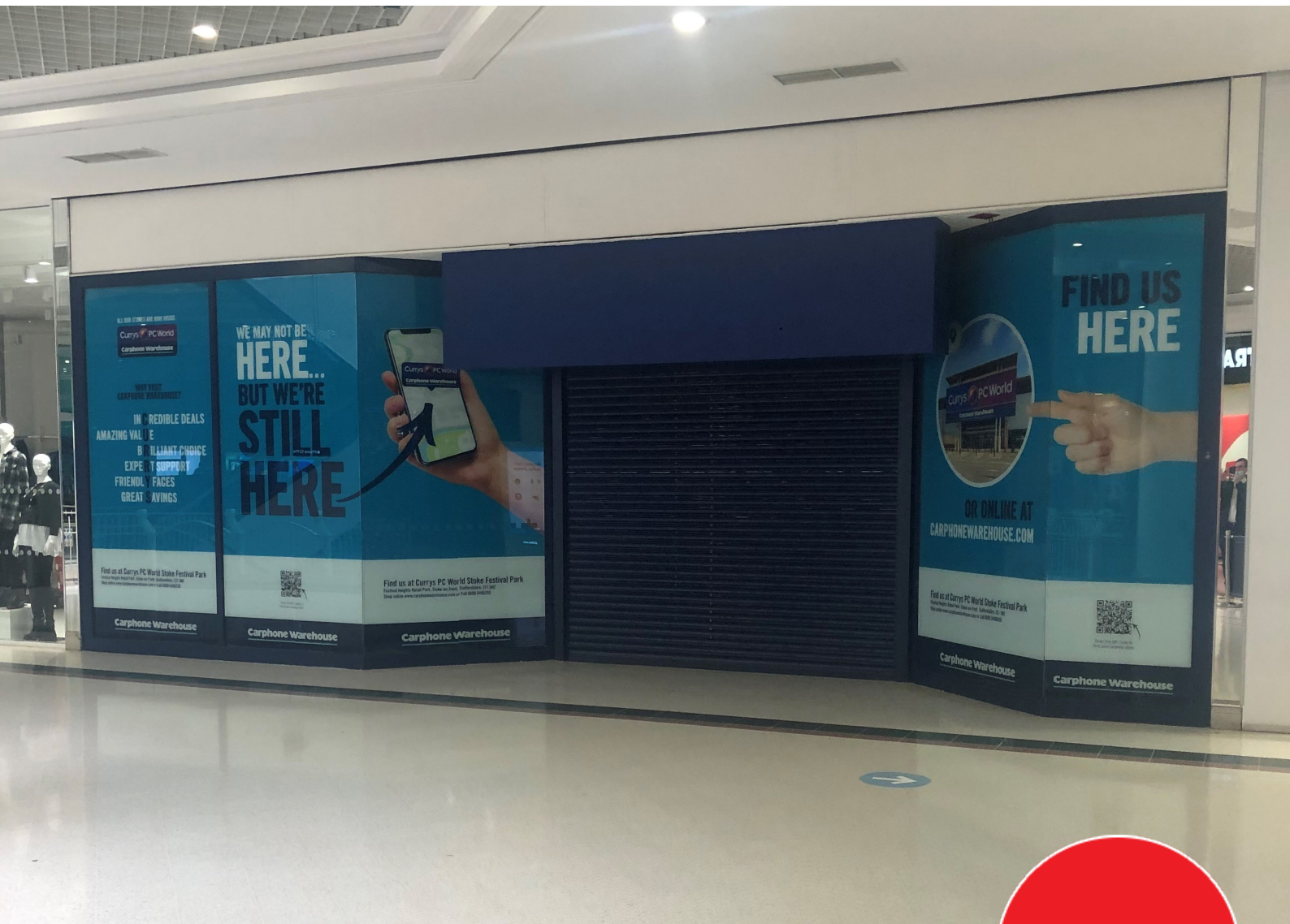


SHOPPING CENTRE PROPERTY / CLASS E

Unit 126 The Potteries Shopping Centre, Hanley



**Rent: On application**  
**Ground Floor Area**  
1,561 Sq ft / 145 Sq M

**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 Middle Mall with neighbouring occupiers including Primark, JD Sports, The Entertainer, Superdry and River Island.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,561	145.02
First Floor Ancillary	708	65.78

**Rent:**

Upon application.

**Tenure:**

The premises are available on a new lease for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £95,500.

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

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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:**

The on-account service charge for the current year stands at approximately £64,870. There is also a Merchants Association charge of £4,042 for the current year.

**EPC:**

Energy Performance Asset Rating - Available on request

**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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