

Hanley - 5/7 Parliament Row Prime Unit To Let

- **5,279 sq ft of sales space**
- **Adjacent to BHS and M&S**
- **Potential for A3, subject to planning permission**
- **Busy pedestrianised retail location**



Location

The unit is situated in an extremely busy location on Parliament Row, close to the principal entrance to the Potteries Shopping Centre. Nearby retailers include **M&S, BHS, Poundland, Warren James** and **Boots**.

Size

The property is arranged over ground, first and second floors, with the following approximate dimensions and areas:

Internal Width	28 ft 2 ins	8.57 m
Ground Floor Sales	2,450 sq ft	227.61 sq m
1 st Floor Sales	2,829 sq ft	262.82 sq m
2 nd Floor Ancillary	1,609 sq ft	149.48 sq m

Lease

Subject to providing vacant possession, the unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Confidential

Please note this is confidential as the staff are unaware of the potential closure, and therefore all viewings are to be arranged via this office.

Rent

£130,000 per annum exclusive.

Business Rates

Rateable Value	£109,000
Rates Payable (per annum)	£52,211

Interested parties should verify these figures with the Local Authority.

EPC

An EPC is available on request.
Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and further information
strictly by prior arrangement only with

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