

# TO LET - Retail Premises



**24 Fountain Square**

**Hanley, ST1 1LD**

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**BK** Bruton Knowles

est. 1862

## LOCATION

The unit is located in the centre of Hanley, a town in the Staffordshire district in Stoke-on-Trent. The retail unit is positioned in a prime town centre location and is adjoined to Harley's café and is next door to Butters John Bee. There is also a Halifax Bank which is a short walk away from the property. Other multiple occupiers in the vicinity include Lloyds Bank, Specsavers, KFC and The Works.

Hanley is easily accessible by road via the A500 providing links to the national motorway network.

## DESCRIPTION

The property is a small single story commercial unit, which was recently occupied as JM Edwards Tobacconist.

The property is a single-story, brick-built unit with a painted external finish and tiled roof.

A manual roller shutter entrance leads unit, with a small storage room and WC to the rear. Access to the front and rear elevation is directly from Fountain Square.

## ACCOMMODATION (NIA)

Floor	Use	Gross Internal Area SQ M	Approx. SQ FT
Ground	Retail Area	16.10	173
Ground	Retail Store	6.9	74
Ground	WC	1.54	17
Overall Total (Without WC)		<b>21.47</b>	<b>231</b>

## BUSINESS RATES

The 1 April 2010- 31 March 2017 Ratable Valuation is £7,100.00. Interested parties should make their own enquires with the Local Authority to Ascertain the rates payable.



## TERM

Available by way of negotiable term on full repairing and insuring basis.

## RENT

£7,500 per annum.

## VAT

We understand our clients have elected to charge VAT.

## VIEWING

By appointment only with the sole agents Bruton Knowles.

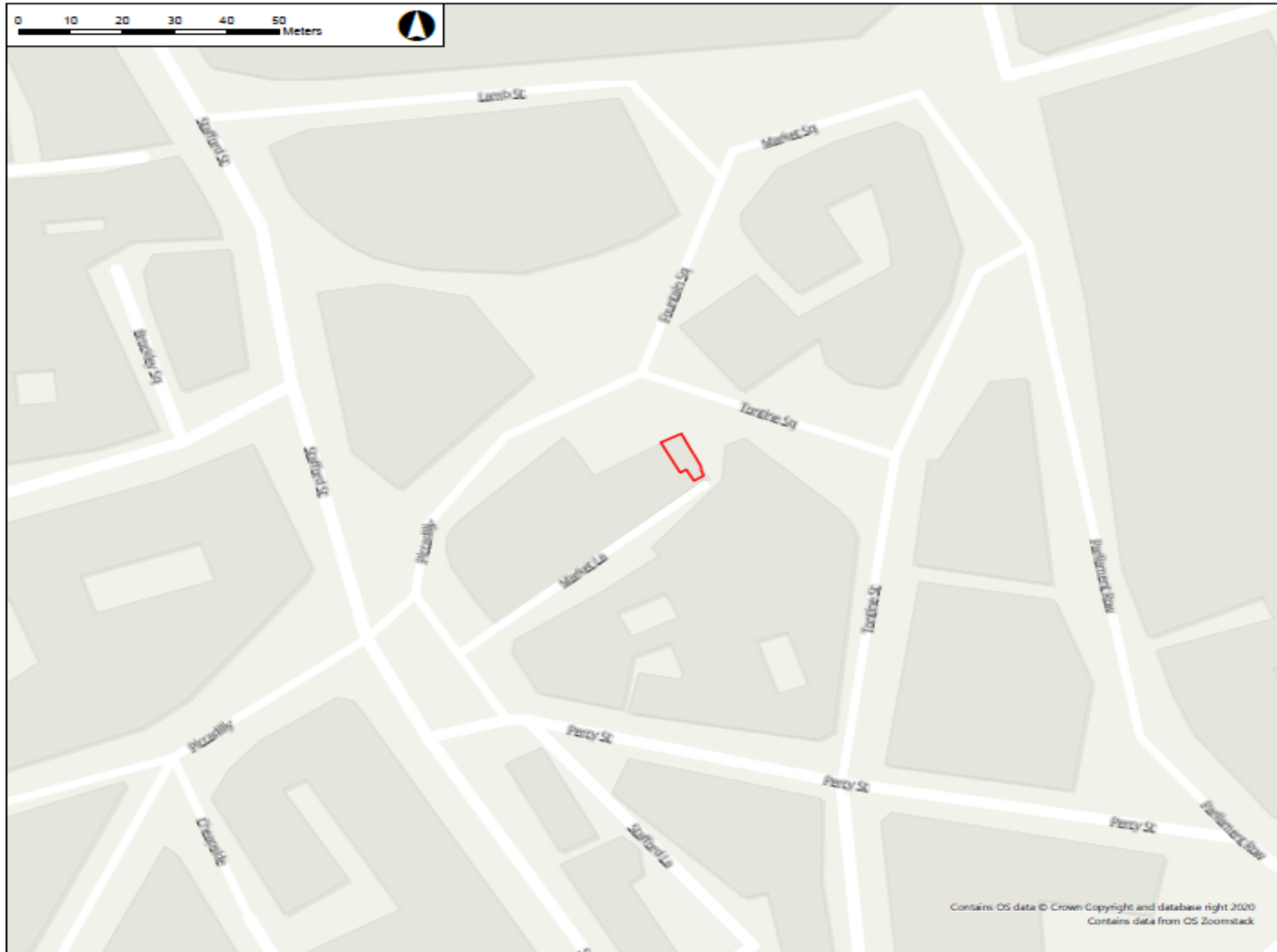
## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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24 Fountain Square, Hanley, Stoke-on-Trent, ST1 1LD	
Land Registry Title: SF416862	
The basemap is based on open source data, measurements should not be taken from this plan.	
<b>LEGEND</b> 24 Fountain Square	
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