



Unit 1

Church House, Stoke-on-Trent, ST1 3AU

Ground floor commercial space in Hanley, conveniently located next to main roads.

439 sq ft
(40.78 sq m)

- Carpeted floors
- WC
- Kitchen
- LED Lighting

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Summary

Available Size	439 sq ft
Rent	£6,750 per annum
Rateable Value	£6,600
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

The unit comprises of ground floor, Class E space with fully glazed frontage, suspended ceiling incorporating recessed lighting, carpeted floor and w/c and kitchen area to the rear.

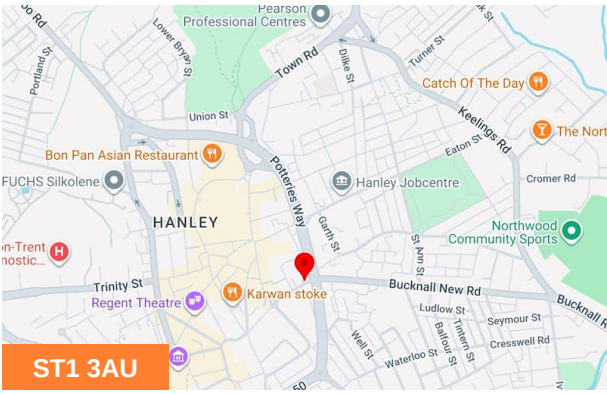
The property has an internal width of 5.95m and a retail max depth of 6.8m

Location

The unit is located on the ground floor of Church House. Church House is prominently located on the corner of Old Hall Street and the ring road junction of Potteries Way (A50) and Bucknall New Road. Potteries Way (A50) is one of the main arterial routes around City Centre. This gives easy access to the A500 D Road and Junctions 15 and 16 of the M6 Motorway.

Church House is located within Hanley City Centre as one of the main retail areas within the 5 towns of Stoke on Trent. The Potteries Shopping Centre which accommodates many retailers including Next, Primark and WH Smith is located within 0.3 miles and nearby occupiers include McDonalds and Waterstones.

The site benefits from 6,023 vehicle movements per day as confirmed by Department for Transport December 2022.



Viewing & Further Information



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