

# TO LET

RETAIL / OFFICE PREMISES

3 CROWN BANK, HANLEY, STOKE-ON-TRENT, ST1 1DE



## RETAIL / OFFICE PREMISES

3 CROWN BANK, HANLEY, STOKE-ON-TRENT,  
ST1 1DE



### LOCATION

The property is situated on Crown Bank in Hanley, Stoke-on-Trent's City Centre where there is a large variety of local, regional and national retailers.

Some of the nearby occupiers include TSB, Specsavers, Coral, CEX and HSBC.

### DESCRIPTION

The property comprises a prominent three-storey building on Crown Bank/Stafford Street providing retail space at ground floor level and two upper floors of ancillary accommodation.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	47.50	511
First Floor	49.25	533
Second Floor	29.26	315
<b>Total</b>	<b>126.25</b>	<b>1,359</b>

# RETAIL / OFFICE PREMISES

3 CROWN BANK, HANLEY, STOKE-ON-TRENT,  
ST1 1DE

## TENURE

The property is available on a new lease with terms to be agreed.

## RENT / PRICE

£19,950 per annum on a long term lease or £14,000 per annum on the basis of a short term lease outside of the Landlord & Tenant Act 1954.

## EPC

TBC

## RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £18,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

Interested parties are advised to make their own enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

We understand that VAT is not applicable.

## SERVICES

All mains services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



# RETAIL / OFFICE PREMISES

3 CROWN BANK, HANLEY, STOKE-ON-TRENT,  
ST1 1DE

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## CONTACT

**Chris Maydew**

T: 01782 202294

E: [chris@mounseysurveyors.co.uk](mailto:chris@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.