

TO LET

RETAIL / RESTAURANT

29 PICCADILLY, HANLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 1EN



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LOCATION

The property is located centrally on Piccadilly, with a range of surrounding occupiers including retail, professional offices, cafes and restaurants. Piccadilly is located within the Cultural Quarter with The Mitchell Arts Centre, Potteries Museum & Art Gallery and the Regent Theatre all within close vicinity.

Hanley Bus Station is only 0.3 mile from the property and Stoke-on-Trent Railway Station is 1.3 miles.

DESCRIPTION

The property is a well maintained two storey mid-terrace building, with ground floor customer area, split level to the bar area, 2 x WCs and storage. The first floor provides for a commercial kitchen, preparation area, storage and office.

RENT

£15,000 per annum plus VAT.

RATING ASSESSMENT

The Rateable Value from 1st April 2026 list is £10,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).



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ACCOMMODATION

| | |
|--------------------------|--|
| Ground Floor | 73.44 m ² (791 ft ²) |
| First Floor | 54.24 m ² (584 ft ²) |
| Net internal area | 127.68 m² (1,375 ft²) |

SERVICES

All main services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

Planning was granted 1st August 2019 for Restaurant Use (Previous Use Class A3), ref 64160. Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

LEGAL COSTS

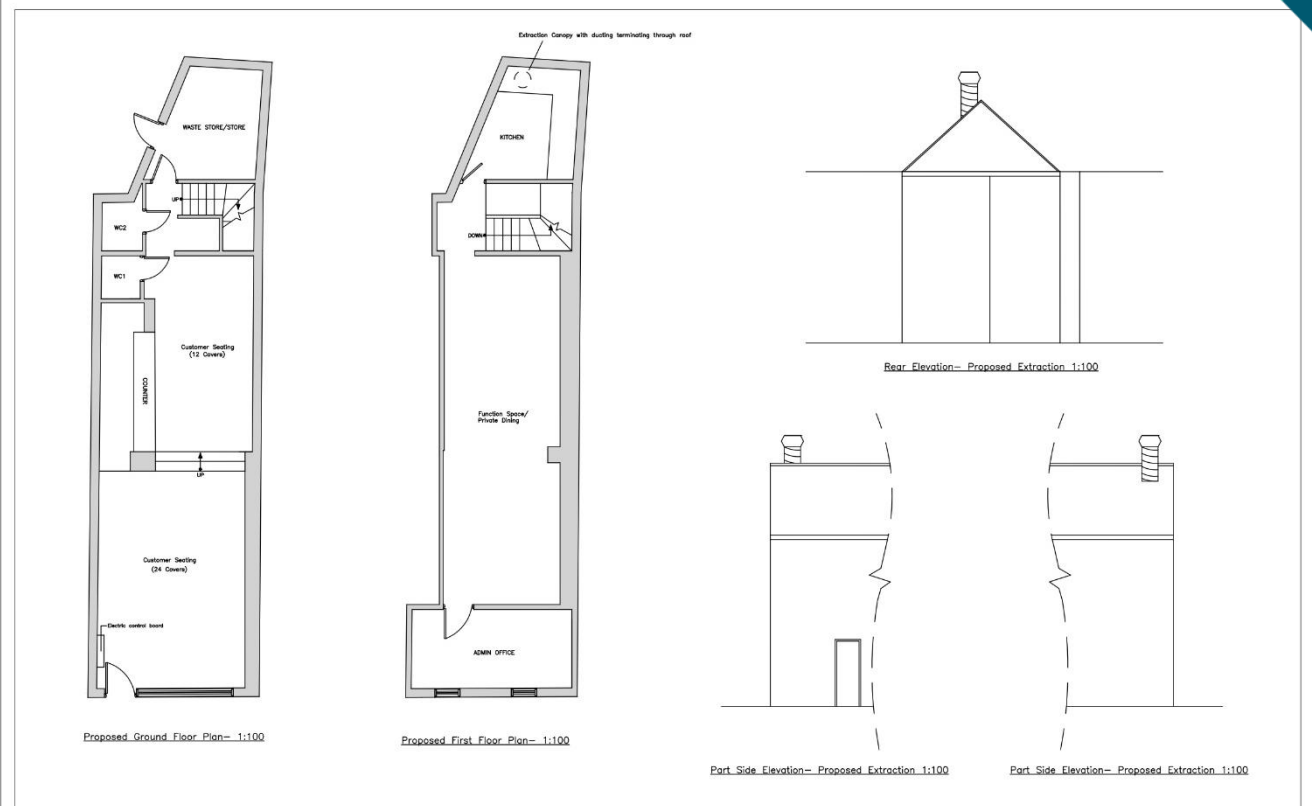
The ingoing tenant is responsible for the Landlords reasonable legal costs.


EPC

TBC

VAT

All prices are quoted exclusive of VAT which we understand is applicable.



| | | | |
|--|--------------------------|--------------------|--|
| <small>Disclaimer: Remaining to be read in conjunction with all other relevant drawings & specifications provided by Post My Plans. Use figured dimensions only, all dimensions and levels to be checked on site prior to construction and any discrepancies to be highlighted immediately for the attention of Post My Plans. Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of Post My Plans. Prior to any work commencing on site the local building control officer is to be contacted regarding the current status/revision for regulatory approval. All work to be to the entire satisfaction of the local authority Building Supervisor notwithstanding drawings shown or indicated on these drawings. All measurements and materials to be the best of their respective kind and of best equivalent of the appropriate British Standard Code of Practice. All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced. This drawing is the property of Post My Plans and is protected by the Design Copyright Act 1988. It should not be copied or otherwise reproduced without the express written consent of PMP.</small> | STATUS PLANNING | REV |  Tel: 07555291330 Web: www.postmyplans.co.uk Mail: info@postmyplans.co.uk |
| | CLIENT Jack Hardy | DRG NO. (01 of 01) | |
| TITLE 29 Piccadilly Stoke-on-Trent ST1 1FN | SCALE SEE DWG- SCALED A3 | DRAWN BY Soas | DATE 13/06/19 |

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CONTACT

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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.

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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.



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We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



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.