

Prime⁺ Retail

To Let

TUNSTALL

Unit G Alexandra Park

Location

The Ex Carphone Warehouse unit is located within a prime trading location on Alexandra retail park, Tunstall, adjacent to Specsavers.

The retail Park is a modern out of town retail scheme positioned on the edge of Tunstall town centre.

National occupiers within the scheme include DW Sports, Costa Coffee, Home Bargains, Iceland, Boots, Card Factory and Barnardo's.

Tunstall is a short drive into Stoke-on-Trent city centre, with direct train links into Manchester (39 mins) and London (1 hour 30 mins).

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor Sales	178.7 sq m	1,923 sq ft
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Rent

Upon Application.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£48,750
UBR (2021/2022)	0.499
Rates Payable	£24,326.25

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and a copy can be provided upon request.

Viewing

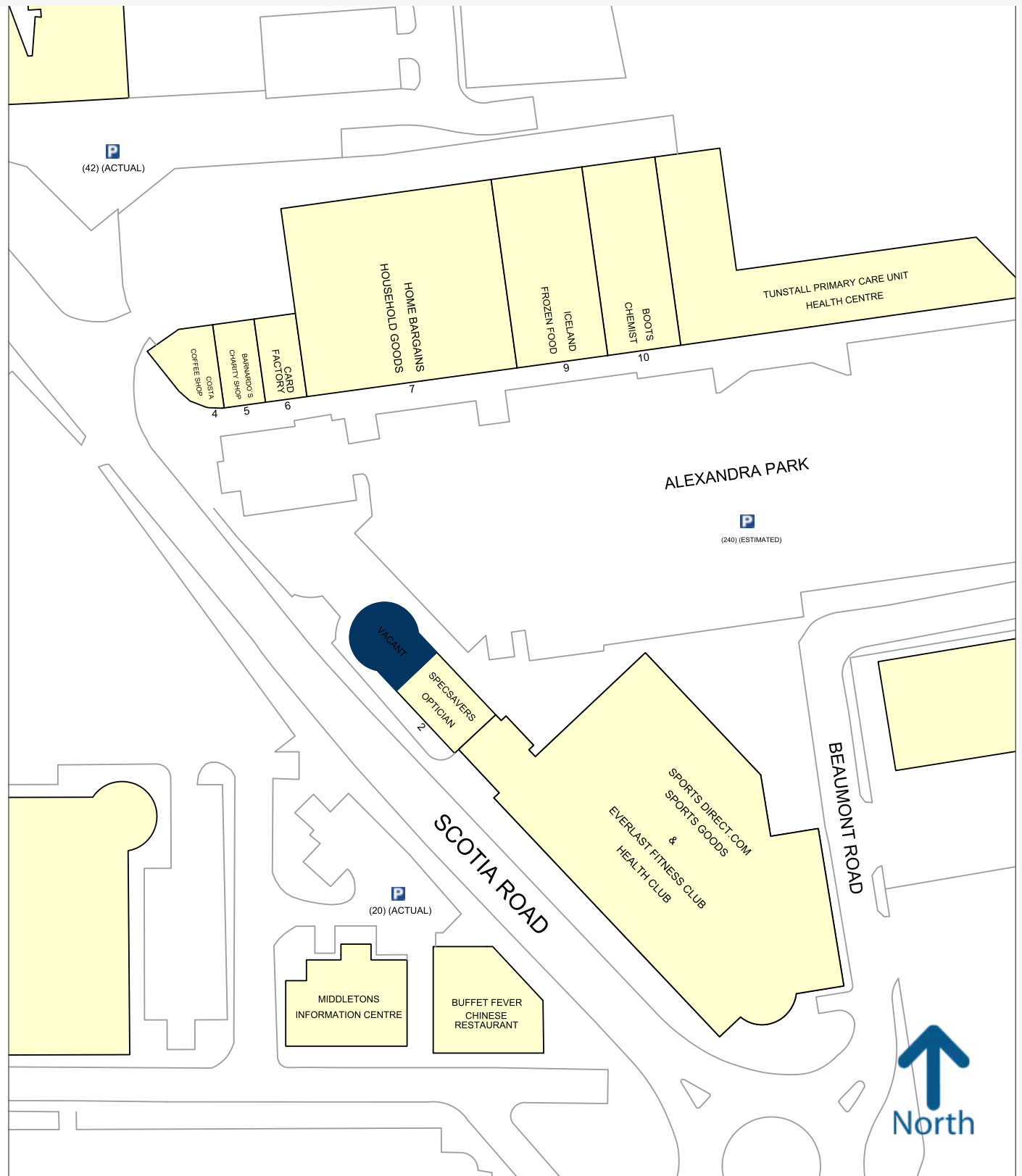
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.