

RETAIL UNITS TO LET



- **Retail units suitable for range of uses at competitive rents**
 - **Flexible lease terms available on request**
 - **Units from appx 600 sq. ft. to 5,500 sq. ft.**
 - **Major refurbishment currently underway**
- **Multiple national retailers in occupation including;**
Boots, Heron, Specsavers, Superdrug & Iceland

DESCRIPTION

Longton Exchange is a multi-let Shopping Centre in the heart of Longton town centre. The Centre is occupied by a mixture of National operators including, Iceland; Select; Polka Dot Travel; Subway; Poundland and Heron Foods. A major refurbishment was recently undertaken which included new lighting, new public realms, new refurbished canopies, centre signage and general improvements throughout. There are a mixture of different sized retail units available with immediate occupation available on flexible terms and competitive rents.

LOCATION

Longton is one of the six towns which make up the Stoke on Trent Conurbation and is one of the southern towns. The Exchange Shopping Centre is in the heart of the busy town centre and faces directly onto The Strand which is one of the towns busiest thoroughfares. It is in close proximity to Tesco, Argos, Next and Matalan. The centre sits adjacent to a 213 space car park.

LONGTON EXCHANGE SHOPPING CENTRE

LONGTON • STOKE ON TRENT • STAFFORDSHIRE • ST3 2HX

ACCOMMODATION

| Unit Name | Ground Floor Sales (Sq Ft) | First Floor (Sq Ft) | * Rent (PAX) | * Service Charge | * Building Insurance | Rateable Value | Business Rates Y/E 2020 |
|------------------|----------------------------|---------------------|----------------|------------------|----------------------|----------------|-------------------------|
| Unit 15 Precinct | 1,756 | 1,612 | £15,000 | £8,956.69 | £540.57 | £15,000 | ! Nil |
| Unit 27 Precinct | 2,737 | 2,780 | On Application | £14,671.63 | £885.47 | £34,500 | ! Nil |
| Unit 31 Precinct | 703 | 446 | £11,500 | £3,055.59 | £181.41 | £11,000 | ! Nil |
| Unit 35 Precinct | 712 | 447 | £11,500 | £3,082.18 | £186.01 | £11,500 | ! Nil |
| Unit 36 Precinct | 739 | 452 | £12,500 | £3,167.28 | £191.16 | £10,750 | ! Nil |
| Unit 44 Precinct | 2,062 | 1,675 | £22,500 | £10,337.17 | £599.61 | £22,500 | ! Nil |
| Unit 51-53 Prec. | 2,743 | 2,790 | On Application | £14,714.18 | £885.03 | £38,500 | ! Nil |
| Unit 41 Strand | 796 | 482 | £12,500 | £3,398.65 | £205.12 | £11,750 | ! Nil |
| Unit 65 Strand | 654 | 437 | £11,500 | £2,898.69 | £174.95 | £8,900 | ! Nil |
| Unit 67 Strand | 664 | 436 | £11,500 | £2,922.62 | £176.40 | £8,500 | ! Nil |

* Rent/Service Charge/Insurance costs are liable for VAT. ! NO Business Rates in 2020

SERVICES

Mains Water and electricity are believed to be connected but no services have been tested by the agents.

EPC RATING

Available on request.

TENURE

All units are available by way of a full repairing and insuring lease by the way of a Service Charge for at term to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

CONTACT/VIEWINGS

By appointment with the Joint Agents or the Centre Manager:

ROWLEY HUGHES THOMPSON

www.rhtretail.co.uk

0121 212 7800

Ian Hughes
Rowley Hughes Thompson
 Tel: 0121 212 7802
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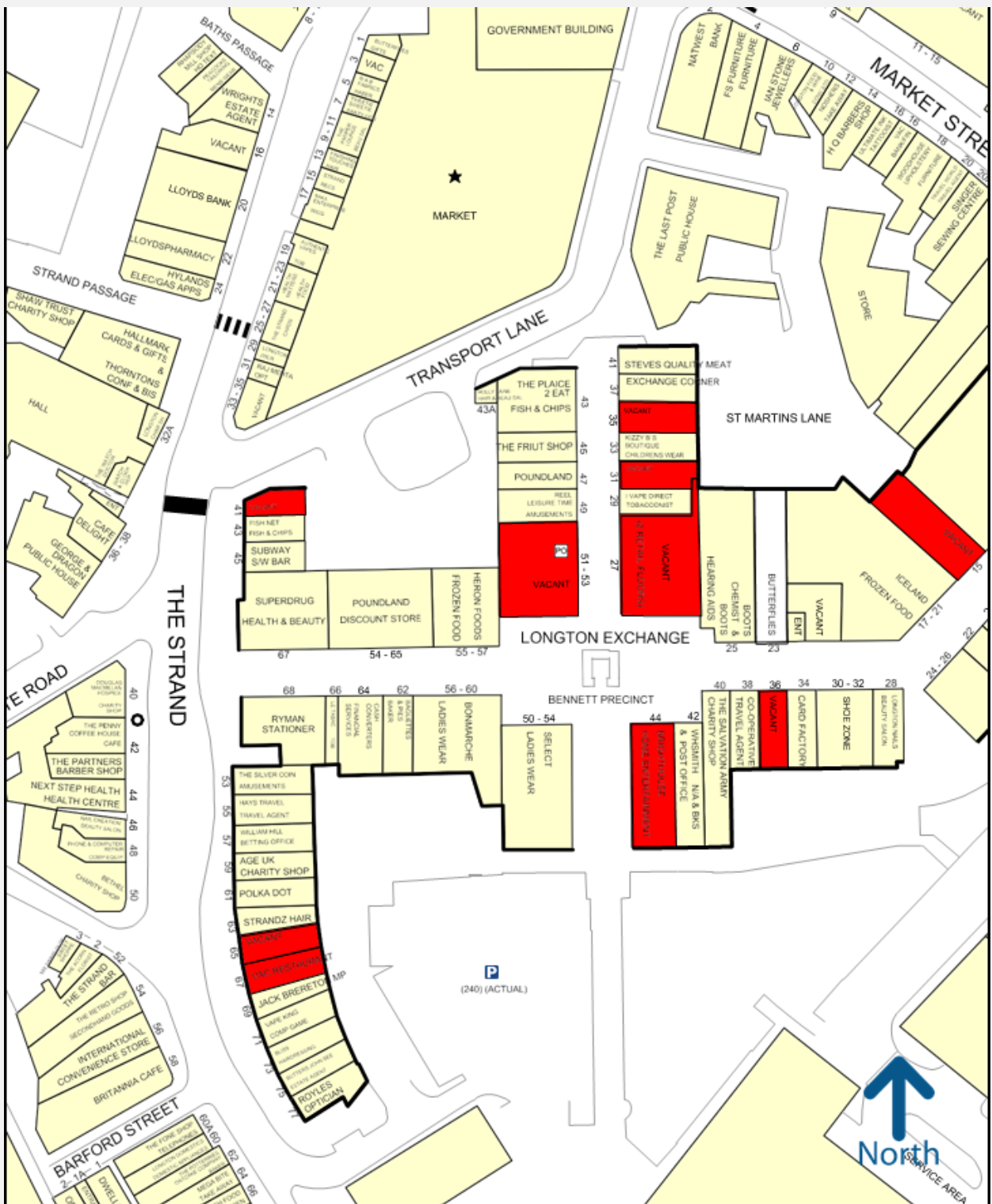


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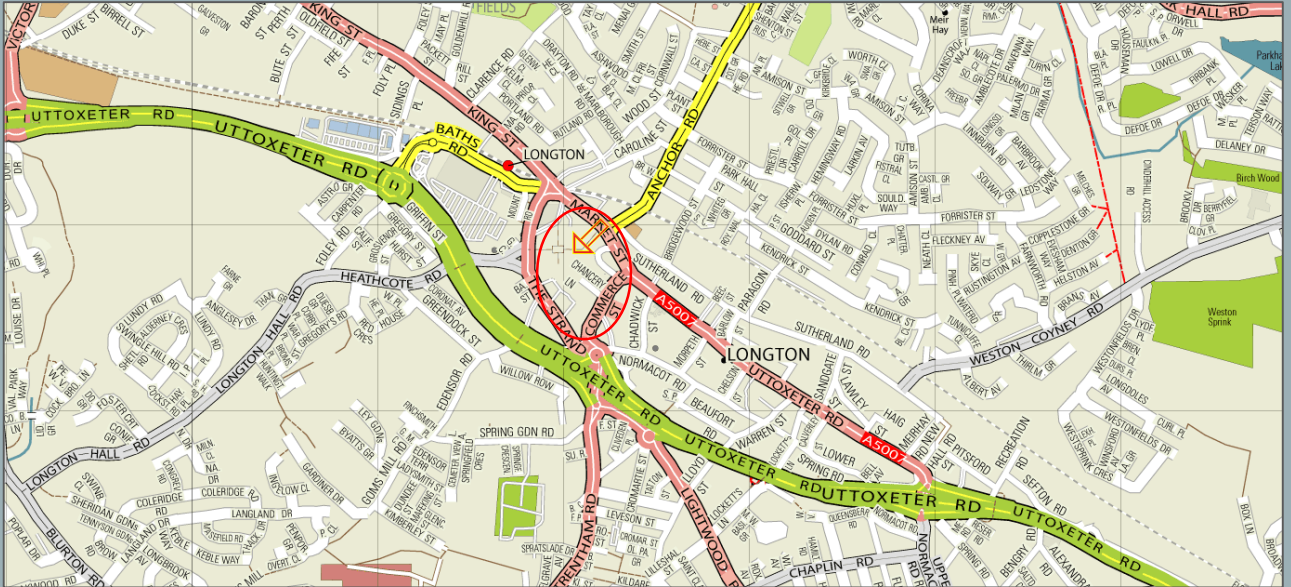
GOAD PLAN




LONGTON EXCHANGE SHOPPING CENTRE


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FINDING US



 Leaving Junction 15 of the M6 onto Queensway/A500 and onto the A50. Exit the A50 onto B5039 to Longton, take the first exit at Trentham Road Interchange Island onto The Strand.

 Longton Station is 4 minutes walk via The Strand, its situated on the Crewe – Derby line.

 Longton bus station is 5 minutes walk via Market Street, buses run regularly between the surrounding towns.

LONGTON
EXCHANGE

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