

NEW RETAIL DEVELOPMENT - TO LET



New Retail Development To Let

Unit 2

24 Sandon Road, Meir, Stoke On Trent, ST3 7DX

Retail TO LET

1,160 sq ft

(107.77 sq m)

- Brand New Development
- Main Road Frontage
- Visible off roundabout between A520 and A50
- Use Class E

Unit 2, 24 Sandon Road, Meir, Stoke On Trent, ST3 7DX

Summary

Available Size	1,160 sq ft
Rent	£28,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

The property will comprise of a ground floor retail unit within a new build commercial development. The unit will benefit from open plan layout finished off to shell condition, ready for any proposed tenant's fit out works.

It is anticipated that the property will benefit from permission to operate a hot food takeaway.

Location

The property is positioned in a prominent location at the junction with Sandon Road & Pickford Place, and highly visible from the A520/A50 roundabout. The immediate area of Meir is approximate 4 miles to the east of Stoke on Trent, and benefits from excellent road links via the A50, with good access to the M6 and M1. The immediate area is home to a range of multiple national retailers and leisure operators, including KFC, Pizza Hut Delivery, Post Office, Co-op and Coral. There is also a wide range of independent operators.

Accommodation

The accommodation comprises of the following space arranged over ground floor.

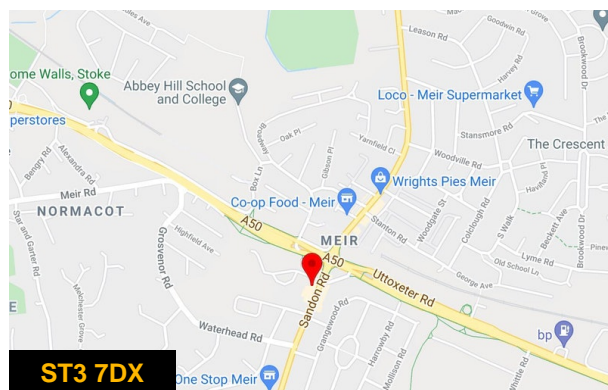
Name	Sq ft	Sq m	Availability
Ground	1,160	107.77	Coming Soon
Total	1,160	107.77	

Viewings

Strictly through Sole Agent.

Terms

Available by way of a new lease, on terms to be agreed.



Viewing & Further Information



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