

RORY MACK
ASSOCIATES

435A HARTSHILL ROAD, HARTSHILL STOKE ON TRENT, ST4 6AB

TO LET
£4,950 PAX

- First floor self contained studio/office above establish hair salon
- Well presented and extending to 415 sq ft NIA
- Forming part of a popular parade of mixed use commercial properties
- Would suit beautician or office user looking for a main road location
- EPC: Band E (105)





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GENERAL DESCRIPTION

The premises comprises a self-contained first floor studio/office briefly comprising two private rooms and an open plan area together with kitchen and WC. The suite is accessed via its own personal door to the front elevation and would suit a wide range of occupiers including those in the beauty/cosmetic industry which could compliment the hairdresser in the ground floor salon. The premises would also suit an office-based company looking for affordable independent accommodation with the opportunity to outwardly advertise their business to passing traffic. The premises is well presented with a modern kitchen and is available for immediate occupation.

LOCATION

The premises is located above 'Ambiance' a hair, nails and skin care operator and forms part of a popular parade of mixed-use commercial premises in Hartshill, within walking distance of the Royal Stoke hospital and approx. ½ a mile to the west of Newcastle town centre. There is on-street parking to the front of the property and numerous side streets providing further on-street parking in the area.

ACCOMADATION

Office 1	98 sq ft
Office 2	75 sq ft
Office 3	181 sq ft
Kitchen	61 sq ft
WC	-
Total NIA:	**415 sq ft**

SERVICES

All mains services are connected. Gas central heating is installed, the cost of which is shared with the ground floor tenant along with the cost of water. Electricity is separately metered. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £3,250

Rates Payable: £1,404 pa (26/27)

Note: If you qualify for small business rates relief you should be entitled to a 100% rates payable exemption.

TENURE

The premises is available by way of an Internal Repairing and Insuring lease for a term of years to be agreed and with the incoming tenant being responsible for the cost of preparing the lease agreement (£300 plus VAT).

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.





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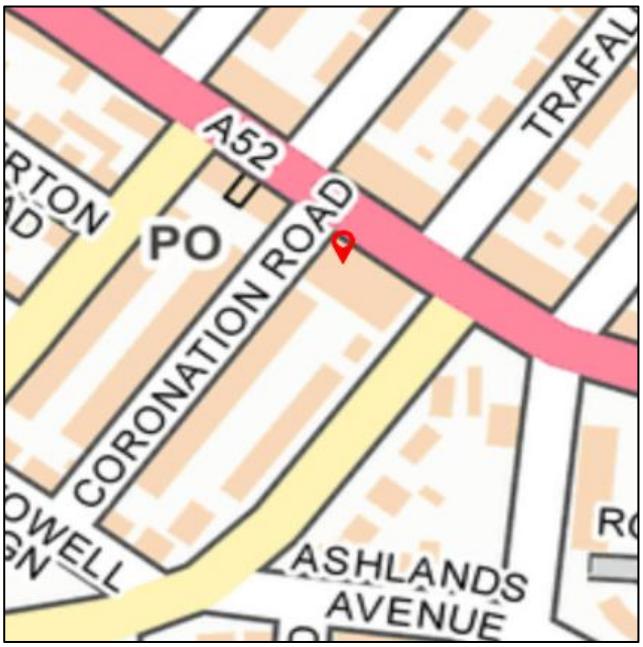

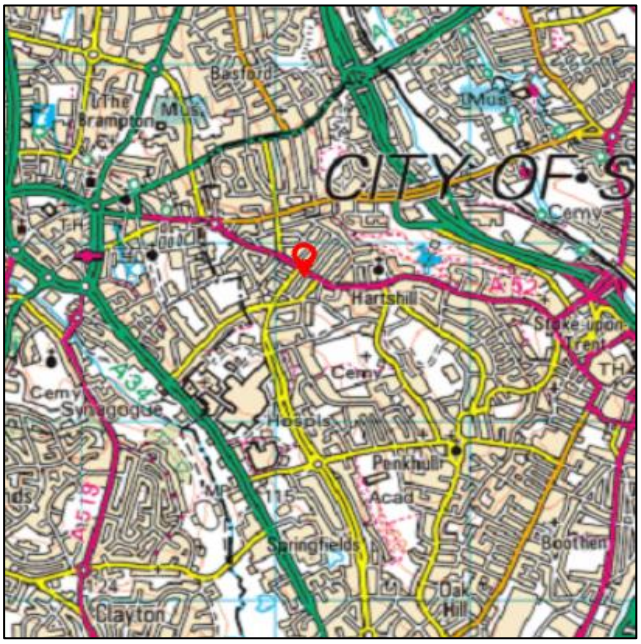

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements