

39C HIGH STREET, ECCLESHALL, STAFFORDSHIRE, ST21 6BW

TO LET
£10,800 PAX

- Quaint commercial unit off Eccleshall's High Street
- Total NIA 313 sq ft with cutting area, backwash and welfare facilities
- Would suit beauty, retail or offices
- EPC: Band B (39)





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GENERAL DESCRIPTION

A unique opportunity to rent a purpose built, detached commercial property in the centre of Eccleshall. The unit has for over 20 years and continues to trade as a ladies hair salon and would ideally suit another hair or beauty based business or a retail/office-based business. The building briefly comprises an open plan cutting and backwash area plus store, bathroom and kitchenette at the rear and is located along a pedestrianised walkway between the High Street and a housing estate on Perle Brook. Internally the property benefits from a Karndean floor covering, double glazed uPVC windows and electric wall heaters. The fixtures and fittings can be left, by way of separate agreement.

LOCATION

The property is located on a path whose entrance is between Eccleshall Fire Station and Will & Jo's Shoe Shop. The unit is around 100m from the central roundabout in the middle of the village and is surrounded by multiple independent boutique style eateries, shops and public houses.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease by way of service charge for a term of years to be agreed and with rent reviews every 3 years and with the incoming tenant paying £300 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable value	£9,500
Rates payable	£3,629 pa (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor

Sales/cutting area:	268 sq ft
Kitchen:	18 sq ft
Store:	27 sq ft
WC:	--
Total NIA	**313 sq ft**

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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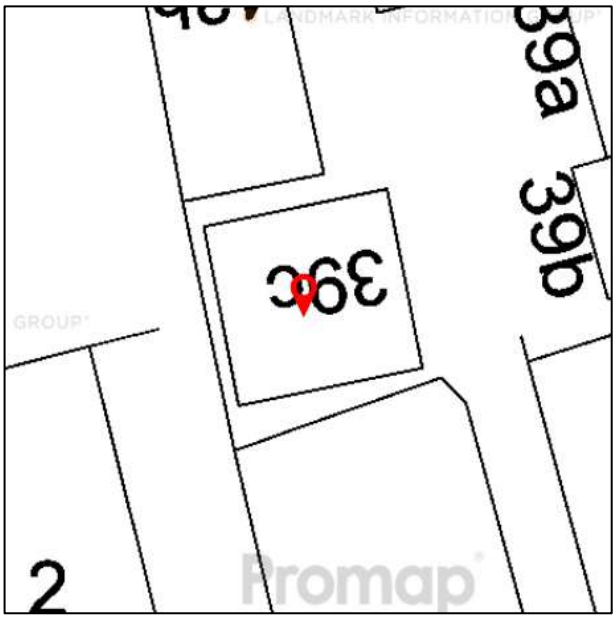

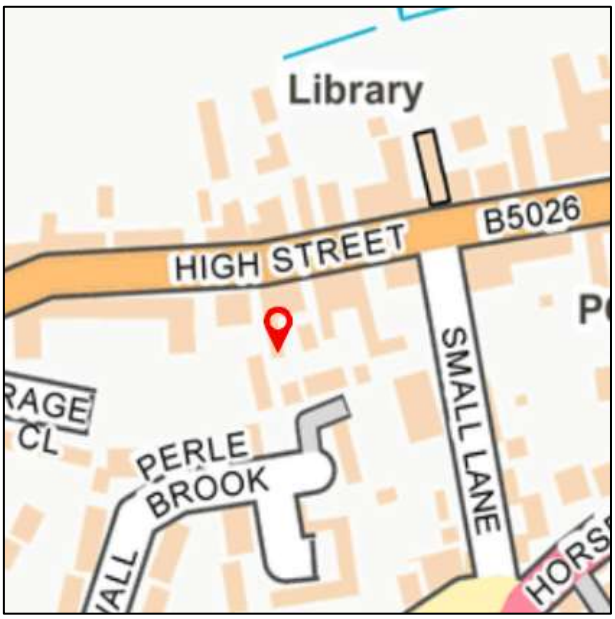



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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