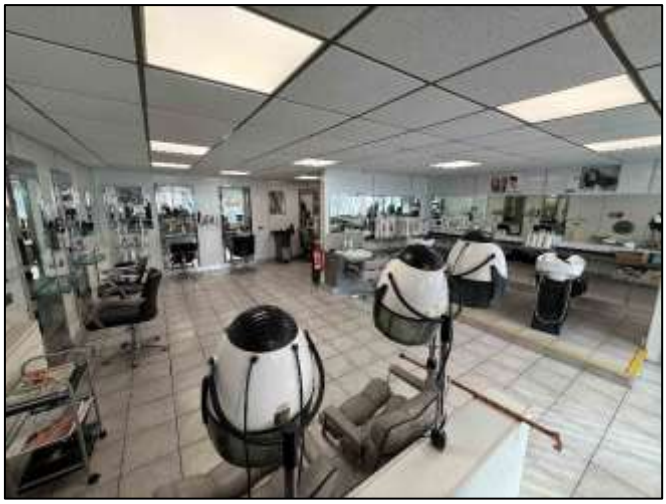
RORY MACK
ASSOCIATES

135 WHITEWELL ROAD, KIDSGROVE, STAFFORDSHIRE, ST7 4DR

TO LET
£9,000 PAX

- Detached beauty salon/retail unit on large residential estate
- Total NIA 882sq ft with cutting area, backwash and kitchen
- Plenty of onsite parking
- Next door to popular Co-op convenience store
- EPC: Band TBC



135 WHITEHILL ROAD

KIDSGROVE

STAFFORDSHIRE, ST7 4DR

GENERAL DESCRIPTION

A detached commercial building located on a residential estate and next door to a Co-op, on Whitehill Road in Kidsgrove. The unit has formerly been used as a ladies hairdressers for over 15 years and comes with tiled flooring, single glazed window frontage, suspended ceiling, plastic panelled walls, intruder alarm and gas central heating. The unit comprises a cutting area, backwash area and kitchen and store at the rear along with staff WC. The premises would suit a wide range of retailers and/or office users or the hair and beauty industry. The land to the front belongs to the property and therefore gives the tenant 3 x parking spaces. The land to the side and rear also belongs to the property and with some landscaping could be turned into additional parking for the unit.

The landlord will leave the equipment in the property with a repair and replace policy, should the tenant wish to continue running a ladies hair salon.

LOCATION

The property is located on a generous parcel of land next door to The Co-op convenience store on Whitehill Road, a popular residential estate in the middle of Kidsgrove.

SERVICES

Mains electric, gas, 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 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	£8,600
Rates payable	£3,285.20 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/backwash:	790 sq ft
Kitchen:	57 sq ft
Store:	35 sq ft
WC:	--
Total NIA:	**882 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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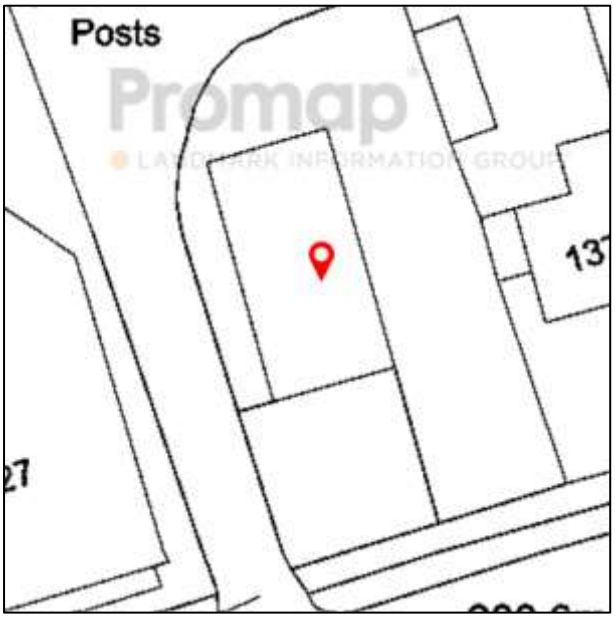

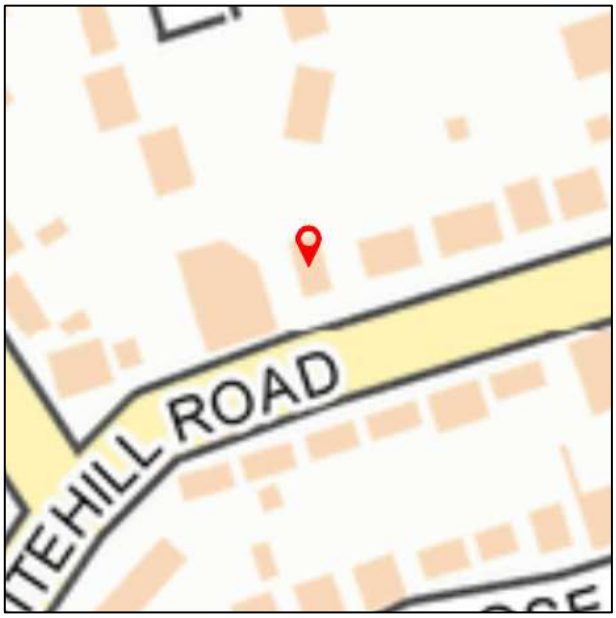

OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

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