

RORY MACK

ASSOCIATES



**42 TOWN ROAD, HANLEY
STOKE-ON-TRENT
ST1 2JP**

**TO LET
£13,500 PAX**

- Prominently located Town Centre retail with parking to rear
- Ground floor salon area 582 sq. ft. plus 5 consulting rooms at 1st floor
- Total NIA 1,058 sq. ft. plus 2 car spaces to rear
- Very well presented and fully fitted salon available for immediate occupation
- EPC (Band D)



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GENERAL DESCRIPTION

A prominently located, former two storey hair dressing salon with 1st floor beauty salon suite comprising five consultancy/treatment rooms. At first floor, there are five individual treatment rooms, one of which has a fitted shower, together with male and female toilets. The property is very well presented throughout and still trades, although it is being offered with vacant possession with nil premises for the goodwill.

LOCATION

The property is attached to Barclays bank and has frontage to Town Road close to its junction with Quadrant Road within 50 yards of the city Ring Road - Potteries Way (A50). The Potteries Shopping Centre is immediately opposite and there are a number of public car parks close by.

SERVICES

All mains services are connected. Gas fired central heating installed. No services have been tested by the agents.

VAT

The rent is not subject to VAT

EPC

Band D

TENURE

The property can be leased by way of a full repairing and insuring lease for a term of years to be agreed subject to rent reviews every three years and with the incoming tenant being responsible for landlord's reasonable legal fees.

PLANNING/ALTERNATIVE USES

As a hair/beauty salon the property has a use Class Order (Retail) which permits all aspects of non-food retail. The property may suit alternative uses to include (Professional Offices) or retail (Café/Hot Food Takeaway), subject to planning.

BUSINESS RATES

Rateable Value: £7,700 (effective 1st April 2023)

Rates Payable: £3842.30 pa (23/24)

Note: if you qualify for Small Business rates Relief you will be entitled to a 100% rate exemption.

ACCOMMODATION

Ground Floor

Salon: 582 sq ft

Kitchen: 98 sq ft

Store: 44 sq ft

First Floor

Room 1: 67 sq ft

Room 2: 89 sq ft

Room 3 (including shower): 94 sq ft

Room 4: 46 sq ft

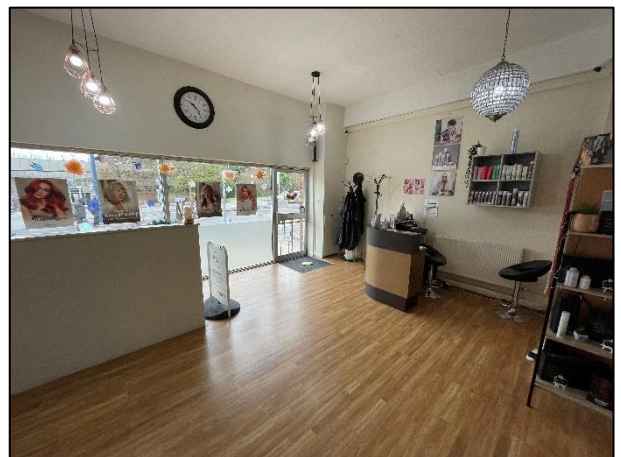
Room 5: 38 sq ft

2 x WC's: -

Total NIA: 1,058 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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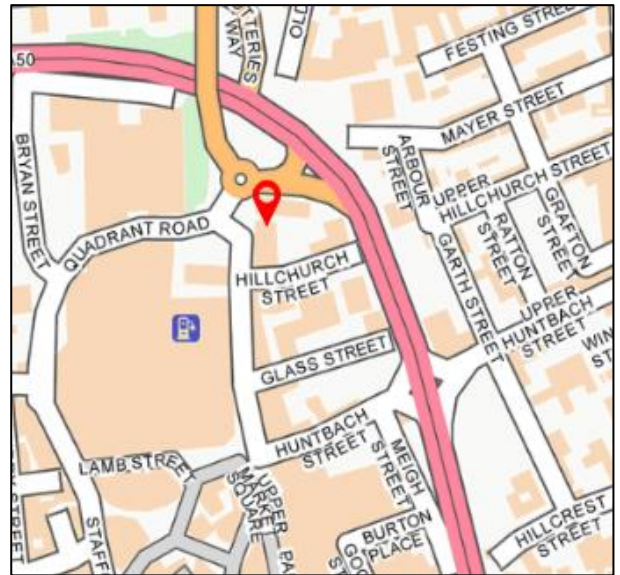
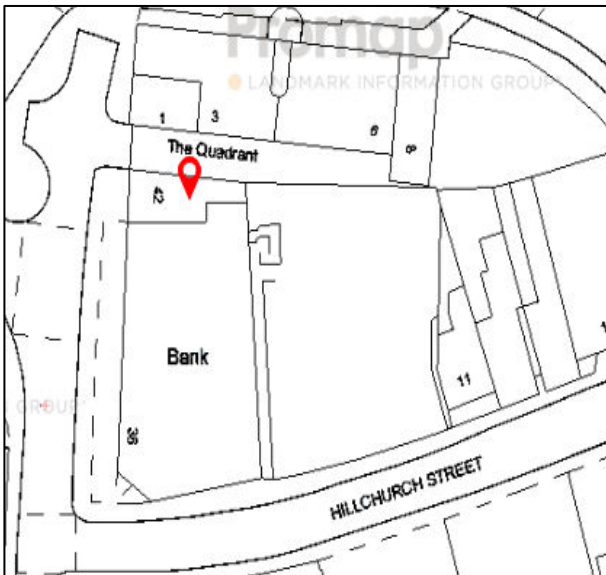
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OFFICE

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