

RORY MACK

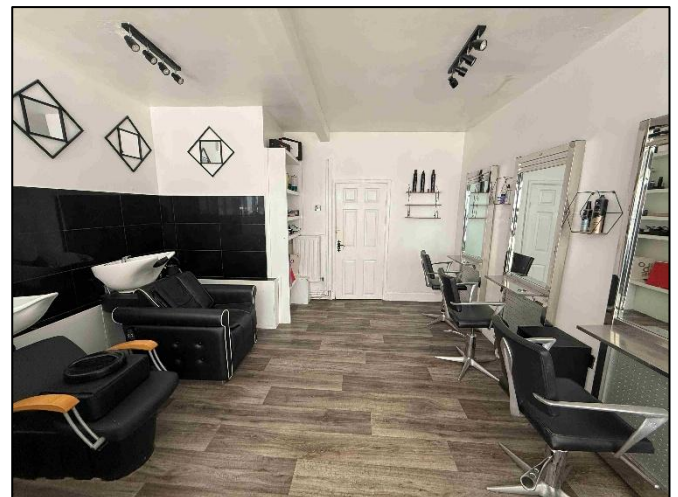
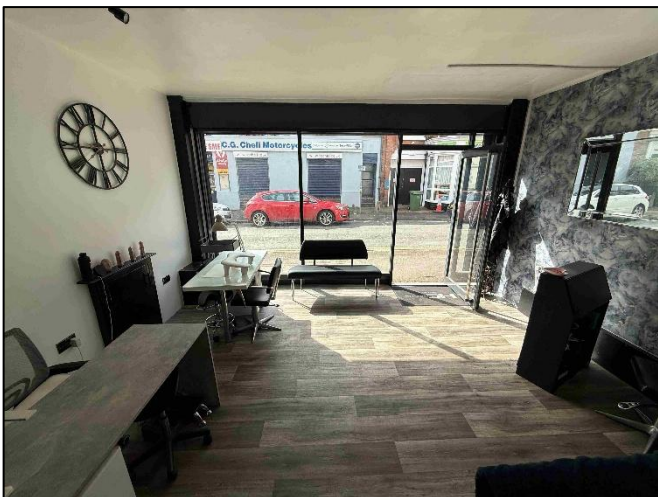
ASSOCIATES



**156 MARSTON ROAD,
STAFFORD, STAFFORDSHIRE,
ST16 3BS**

**TO LET
£8,400 PAX**

- Retail unit formerly used as a hairdressing salon
- Total NIA 396 sq ft with cutting area, backwash and welfare facilities
- Would suit a sole trader or small hair or beauty business
- EPC: Band C (63)



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GENERAL DESCRIPTION

A mid-terraced former hairdressing salon located in a popular and busy parade of mixed use businesses in Stafford, close to the town centre. The property has a 20 year plus history as a ladies hair salon and would ideally suit another hair or beauty based business or a retail/office-based entity. The building briefly comprises an open plan cutting and backwash area plus store, bathroom and kitchenette at the rear and is located along a one-way street with free parking in certain areas. Internally the property benefits from plastered ceilings, lino flooring and a new shop frontage with single glazed powder coated aluminium windows and door.

LOCATION

The property is located on Marston Road around half a mile from Gaol Square roundabout and the top of the pedestrianised section of the town centre. The property is around 1.5 miles from junction 14 of the M6 motorway.

SERVICES

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

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 £250 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable value: £5,500
Rates payable: £2,101 pa (26/27)
If being used for retail, hospitality or leisure.
Rates payable: £2,376 pa (26/27)
Any other use.

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

VAT

The rent is not subject to VAT.

ACCOMMODATION

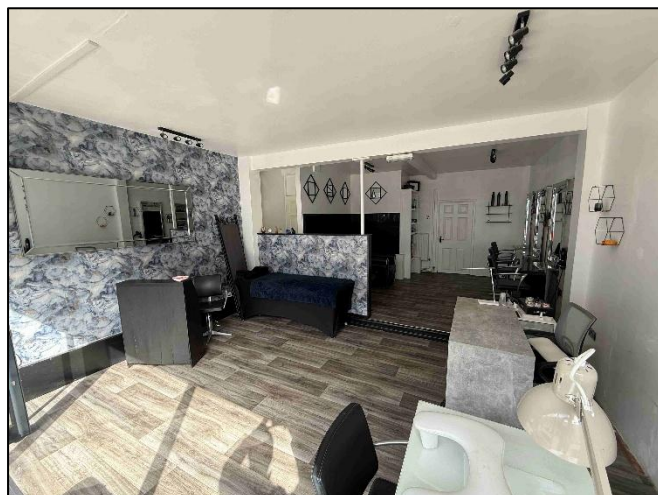
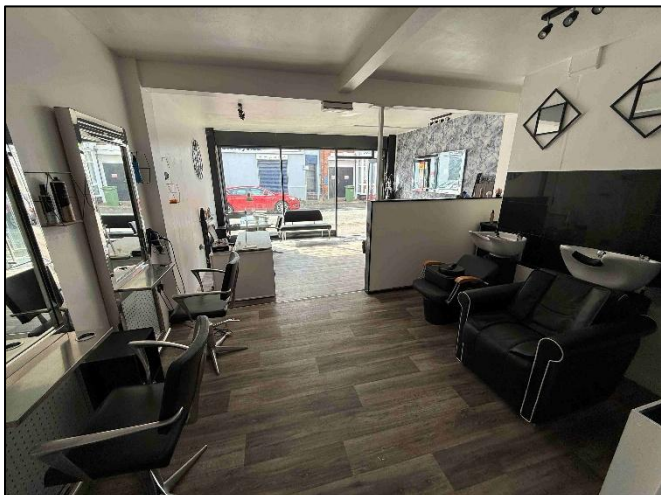
Ground Floor

Sales/cutting area: 339 sq ft
Kitchen: 57 sq ft
WC: --

Total NIA 393 sq ft

ANTI MONEY LAUNDERING REGULATIONS

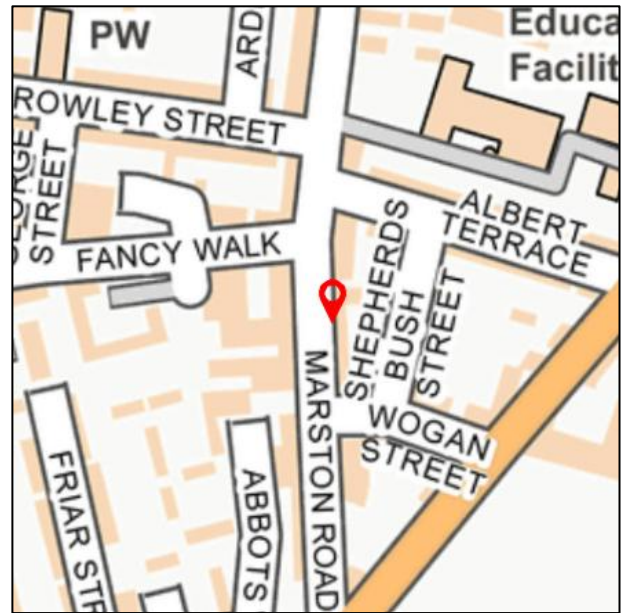
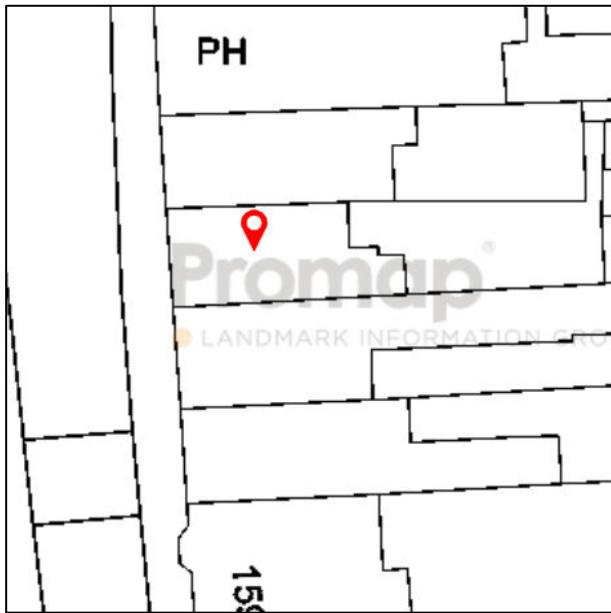
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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OFFICE

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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