

RORY MACK

ASSOCIATES

FOR SALE:

£185,000

295 & 295A Hartshill Road

Hartshill,  
Stoke on Trent, ST4 7NQ



- Attractive Victorian property comprising salon with independent flat above
- Ground floor would suit beauty, retail or office uses
- Total GIA 729 sq ft (Salon) plus GIA 645 sq ft (flat)
- Prominent location with frontage to A52 in sought after area
- EPC: 67 (Band C)

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

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Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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### GENERAL DESCRIPTION

An attractive end of terrace Victorian property of brick elevations supporting pitched roof surfaces and briefly comprising a self contained hairdressing salon together with a separately accessed flat above. The salon could be used for a wide variety of uses and comprises three principal rooms together with kitchen and toilet and benefits from an enclosed yard to the rear. The flat is separately accessed from the side and provides spacious living accommodation which could easily be let out separately to provide an additional income.

### LOCATION

The property forms part of an attractive terrace of residential properties in the popular area of Hartshill and benefits from main road frontage to Hartshill Road, (A52) approx 1 mile to the east of Newcastle town centre and 1 mile from the A500 dual carriageway.

### ACCOMMODATION

Ground floor		Flat		
Reception:	189 sq ft	Landing:	6'6" x 10'6"	68 sq ft
Salon 1:	181 sq ft	Livingroom:	13'6" x 13'9"	186 sq ft
Salon 2:	165 sq ft	Kitchen:	10'9" x 14'0"	150 sq ft
Store:	17 sq ft	Bedroom:	10'0" x 14'3"	143 sq ft
Kitchen	84 sq ft	Bathroom:	7'3" x 10'3"	74 sq ft
WC:	-	Toilet:	8'0" x 3'0"	24 sq ft
<b>NIA:</b>	<b>636 sq ft</b>	<b>GIA:</b>		<b>645 sq ft</b>

### SERVICES

All mains services are connected. The flat and salon have independent gas central heating systems. No services have been tested by the agents.

### VAT

The sale price is not subject to VAT.

### BUSINESS RATES

Rateable Value:	£4,600
Rates Payable:	£2,295.40 pa (21/22)

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

The flat has a council tax Band A assessment.

### EPC

Salon:	67 (Band C)
Flat:	35 (Band F)

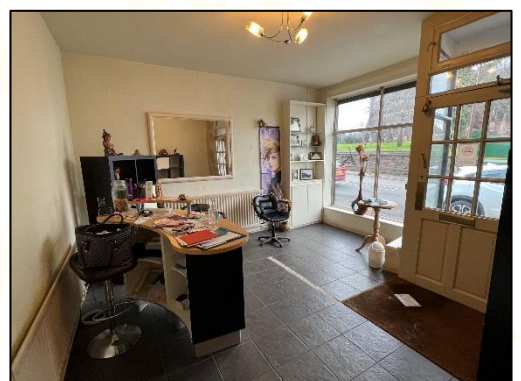
### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

### 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.

**C02431/240222**



Strictly by appointment through agents:

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E: enquiries@rorymack.co.uk

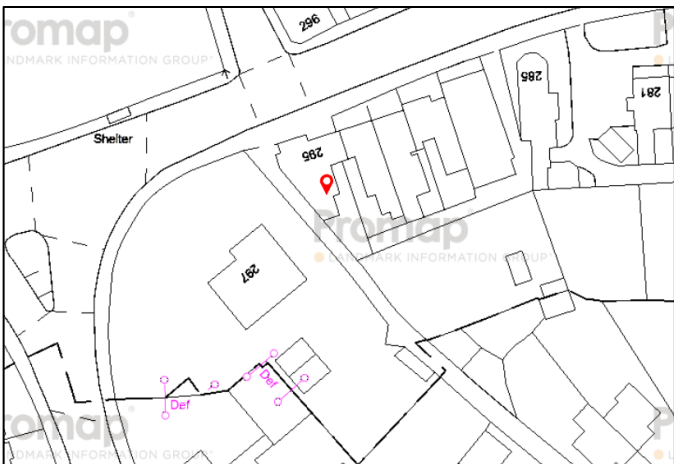
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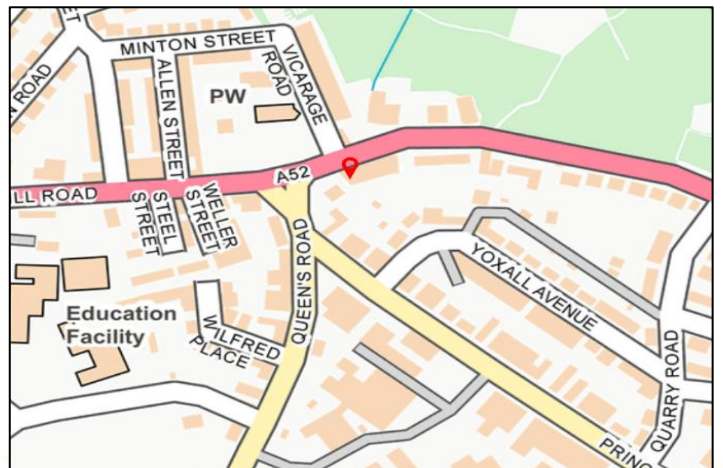
## ASSOCIATES



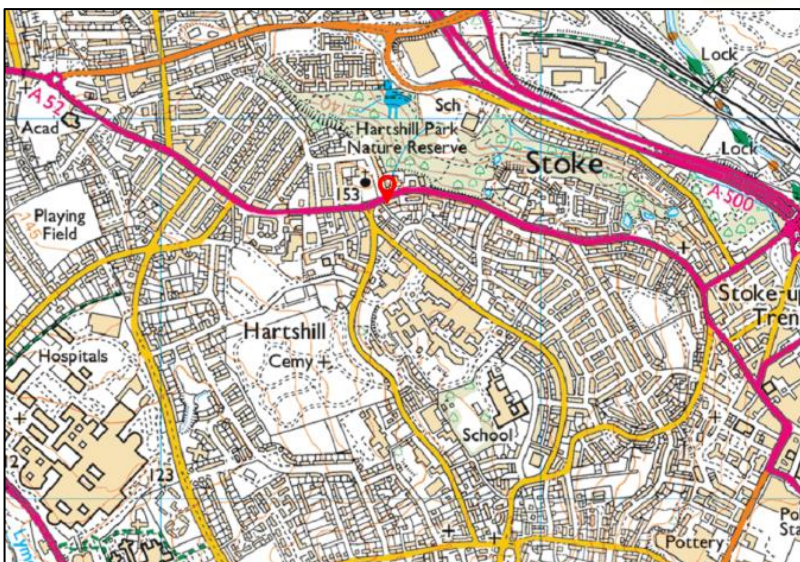
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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