

RORY MACK

ASSOCIATES



835 LONDON ROAD, TO LET
TRENT VALE, STOKE ON TRENT, £9,000 PAX
STAFFORDSHIRE, ST4 5NZ

- Ground floor retail/office premises on main road
- Total NIA 822 sq ft
- Prominent location with main road frontage and large carpark
- Would suit a hairdressers, beautician or retailer (STP)



**835 LONDON ROAD, TRENT VALE,
STOKE ON TRENT, STAFFORDSHIRE, ST4 5NZ**

GENERAL DESCRIPTION

A recently refurbished and self-contained hairdressers with open plan sales area to the front and separate treatment rooms to the rear and side with additional kitchen area. Extremely well presented throughout, the property is finished to a high standard and already has a long history of operating in the beauty industry. The property has a toilet, cellar access and a large lockable carpark at the rear capable of holding 5-7 cars. In addition, the salon has gas fired central heating, double glazed uPVC windows and laminate flooring.

LOCATION

The property is prominently located in Trent Vale in a predominantly residential area within which there are a range of commercial and public sector buildings. The property is excellently positioned for the road network, being within 100 yards of the A34 and half a mile of the A500 dual carriageway via the Hanford junction. Stoke Royal Hospital is within one mile with the nearest town centre being Stoke, approximately 2 miles to the north.

ACCOMMODATION

Main Salon:	279 sq ft
Room 2:	116 sq ft
Room 3:	144 sq ft
Room 4:	130 sq ft
Kitchen:	66 sq ft
Room 5:	87 sq ft

WC	-
Total NIA:	822 sq ft
Basement Storage:	161 sq ft

SERVICES

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

BUSINESS RATES

Rateable Value:	£5,700
Rates Payable:	£2,844.30 pa (22/23)

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

VAT

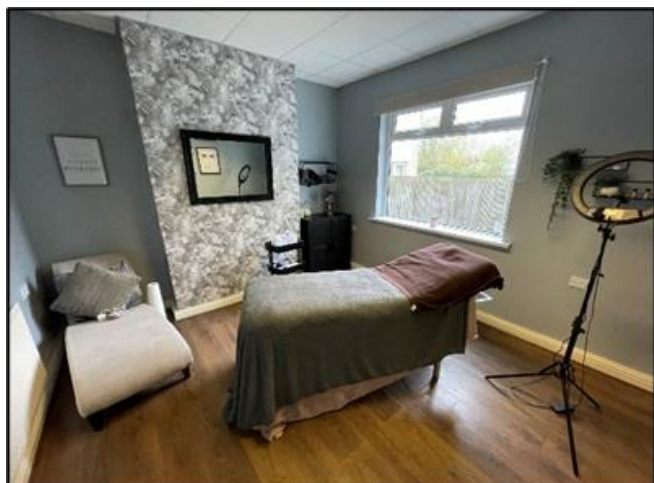
The rent is not subject to VAT.

TENURE

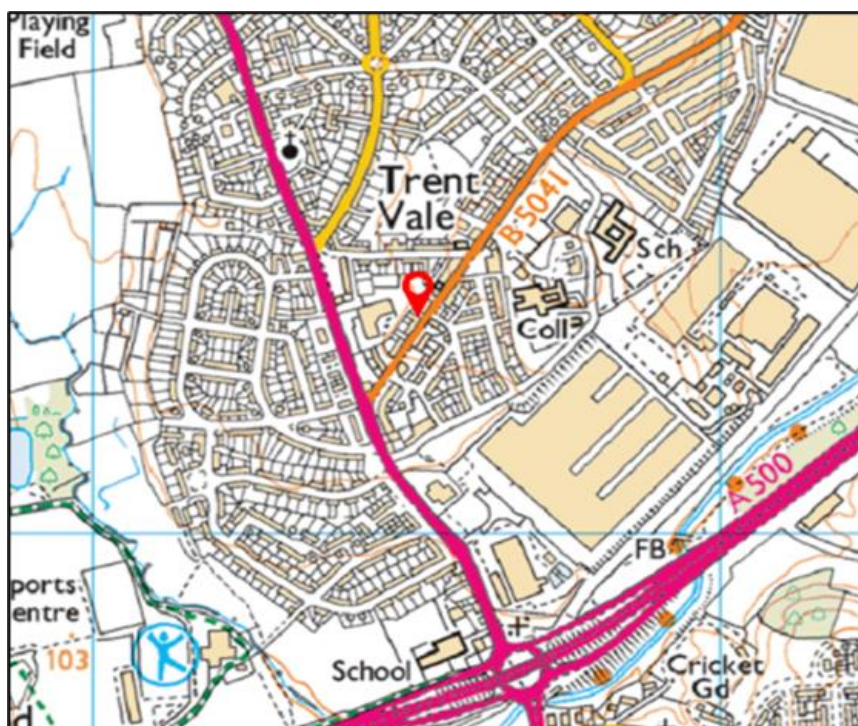
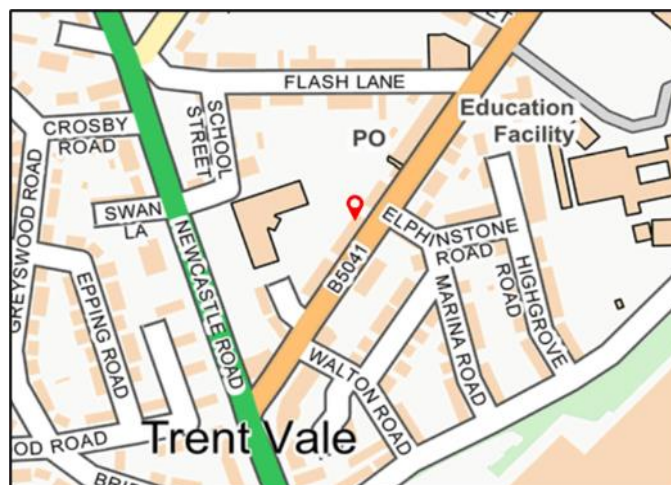
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

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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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