



...we tick all the right boxes

FOR SALE:

Price £90,000

5 Hanover Street

Newcastle under Lyme
Staffordshire
ST5 1AU

**AWAITING
CLIENT
APPROVAL**



Long established hair salon premises with living accommodation
Located close to town centre and extending to 542 sq ft (NIA)
Traditional Victorian premises suitable for a range of uses
Existing business can also be made available

Holly House | 37 Marsh Parade | Newcastle-under-Lyme | Staffordshire | ST5 1BT
T: 01782 715725 | F: 01782 715726 | E: enquiries@rorymack.co.uk | RORYMACK.CO.UK



These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

GENERAL DESCRIPTION

A traditional mid terrace late Victorian property originally constructed as a private residence and more recently used as a hairdressing salon with living accommodation above. The property briefly comprises a ground floor reception area leading to the salon with washing stations and WC beyond. At first floor level are two further rooms currently providing living accommodation. There is a small yard area to the rear which backs onto a large public car park.

LOCATION

The property forms part of a small terrace of properties having frontage to Hanover Street, within 200 yards of the town centre. The recently constructed Jubilee 2 swimming bath and leisure facility is within 20 yards and there are a number of public car parks close by.

ACCOMMODATION

Ground Floor	
Reception area	116 sq ft
Salon	189
WC	-
First Floor	
Room 1	116
Room 2	121
Total NIA	542 sq ft

VAT

The sale price is not subject to VAT.

SERVICES

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

EPC

TBA

BUSINESS RATES

Rateable Value:	£2,425
Rates Payable:	NIL

PLANNING

Having been used as a Hair Salon the property has an A (retail) use class order. Subject to planning the property may suit alternative uses to include offices (B1) or residential (C3).

BUSINESS OPPORTUNITY

The existing proprietor has been trading from the premises for a considerable period of time and has built up an established client base, which can by way of separate agreement be made available to anyone interested in continuing to use the premises as a hair salon. For further details please contact the agent.

TENURE

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

VIEWING

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Rory Mack Associates

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Fax: 01782 715726

Email: enquiries@rorymack.co.uk

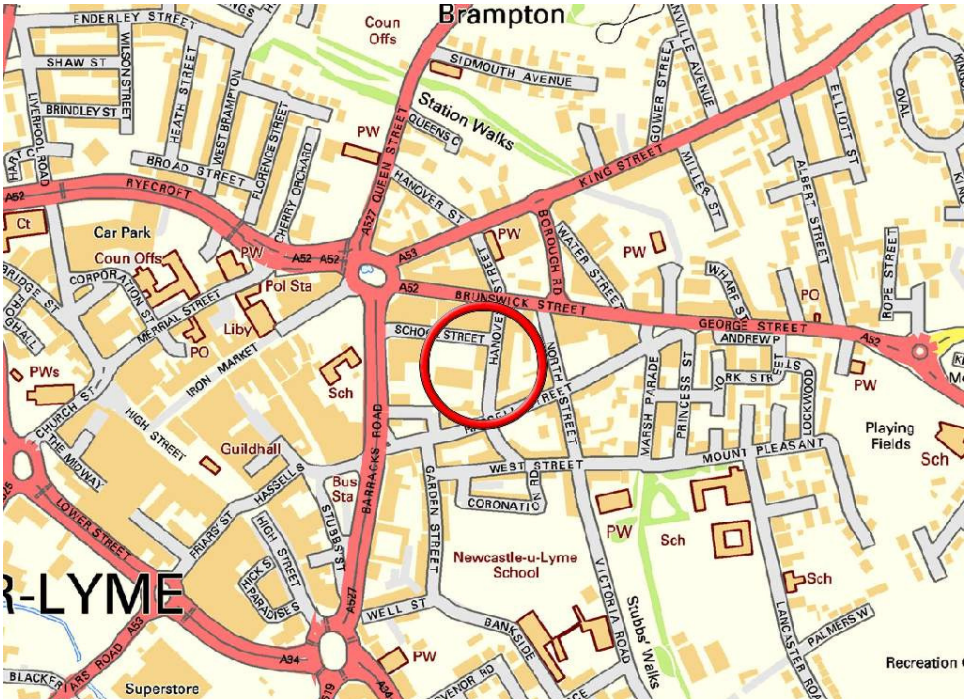
Website: www.rorymack.co.uk

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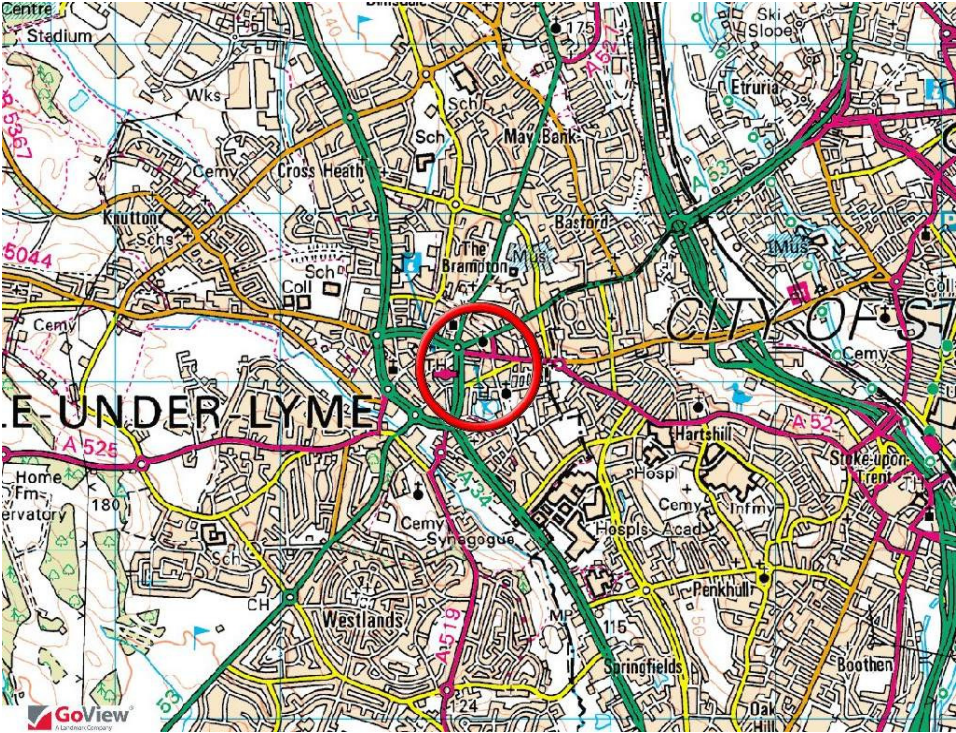
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP





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