

# RORY MACK

## ASSOCIATES



**441 HARTSHILL ROAD,  
HARTSHILL, STOKE ON TRENT,  
STAFFORDSHIRE, ST4 6AB**

**FOR SALE  
£129,950**

- Two storey commercial property with parking space at rear
- Prominent position on busy road and part of a popular parade of shops
- NIA: 733 sq ft
- Would suit retail, office or beauty
- EPC : TBC



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### GENERAL DESCRIPTION

An end of terraced building of brick elevations with pitched roof covering, located on a very busy main road (A52) and a short distance from Stoke on Trent and Newcastle-under-Lyme. Arranged over two floors and previously operated as a sunbed shop there are several different treatment rooms. Very prominently located, the building would suit a multitude of different business types such as retail, café, takeaway or professional offices, (STP). The property briefly comprises a reception/sales area to the front with 3 x treatment rooms and a store with a side door to the rear exit and parking space. On the first floor are 4 x treatment rooms all with stud partition walls which could easily be removed, kitchen and bathroom.

### LOCATION

The property is located on the A52, which links Newcastle-under-Lyme being just over half a mile away and Stoke town centre, 1 mile away. The building is also easily reachable from the A500 and M6 at junction 15.

### SERVICES

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

### BUSINESS RATES

Rateable Value: £5,600

Rates Payable: £2,139.20 pa (26/27) (if used as retail, hospitality or leisure)

Rates Payable: £2,419.20 pa (26/27) (if used as office space)

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

### VAT

The sale price is not subject to VAT.

### ACCOMMODATION

#### Ground floor

Sales area: 315 sq ft  
Rear treatment room: 72 sq ft  
Store: 17 sq ft  
**NIA: 404 sq ft**

#### First floor

Front reception: 132 sq ft  
Rear reception: 145 sq ft  
Kitchen: 40 sq ft  
Shower room: 12 sq ft  
WC: --  
**NIA: 329 sq ft**

**Total NIA: 733 sq ft**

### TENURE

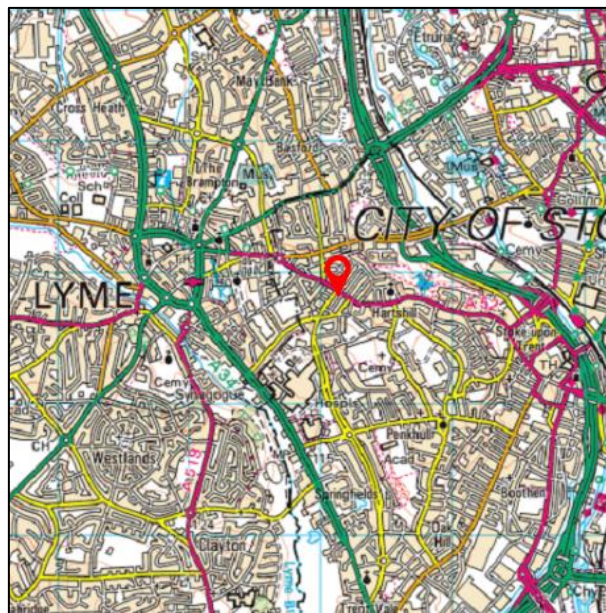
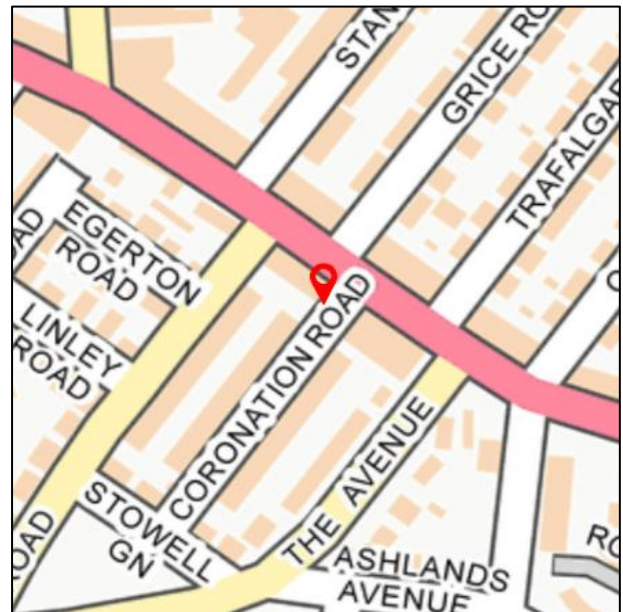
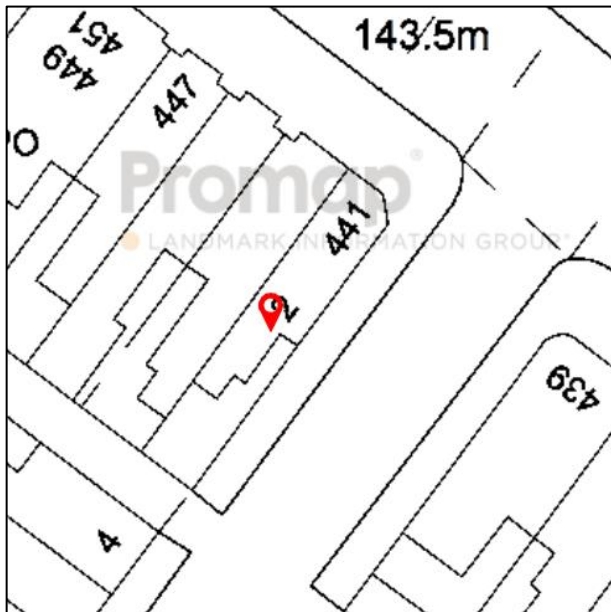
Available freehold, subject to contract and with vacant possession upon completion.

### 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.



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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