

# RORY MACK

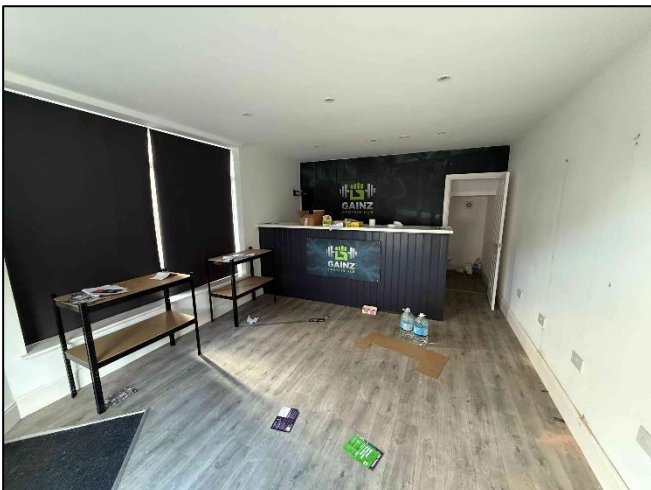
## ASSOCIATES



**471 HARTSHILL ROAD,  
HARTSHILL, STOKE ON TRENT,  
STAFFORDSHIRE, ST4 6AA**

**FOR SALE  
£99,950**

- Commercial property with separate ground floor retail and first floor office space
- Very prominent position on busy road between Newcastle and Stoke
- NIA: 508 sq ft plus enclosed yard with outhouse with conversion potential
- Would suit retail, office or beauty
- EPC : Band D (88)



**471 HARTSHILL ROAD  
HARTSHILL, STOKE ON TRENT  
STAFFORDSHIRE, ST4 6AA**

**GENERAL DESCRIPTION**

A recently modernised end of terraced building of brick elevations with pitched roof covering, located on a very busy main road (A52). The separate ground floor offers 243 sq ft of sales area with staff WC at the rear. The first floor is accessed via a separate door at the back of the building and leads to the new kitchen area, office at the front and shower room with toilet. The first floor could be used as office accommodation, a treatment room or converted into a studio. At the back of the property is a yard with former outhouse which could be converted to further office/storage space. Internally, the property has been completely updated and decorated throughout and is ready for immediate occupation.

**LOCATION**

The property is located at 471 Hartshill Road on the A52, which links Newcastle-under-Lyme being just over half a mile away and Stoke on Trent, 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: £4,750

Rates Payable: £1,814.50 pa (26/27) (if used as retail, hospitality or leisure)

Rates Payable: £2,052pa (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: 243 sq ft

WC: 15 sq ft

**Total: 258 sq ft**

First floor

Office/treatment: 145 sq ft

Kitchen: 65 sq ft

Shower room: 40 sq ft

**Total: 250 sq ft**

**Total NIA: 508 sq ft**

**TENURE**

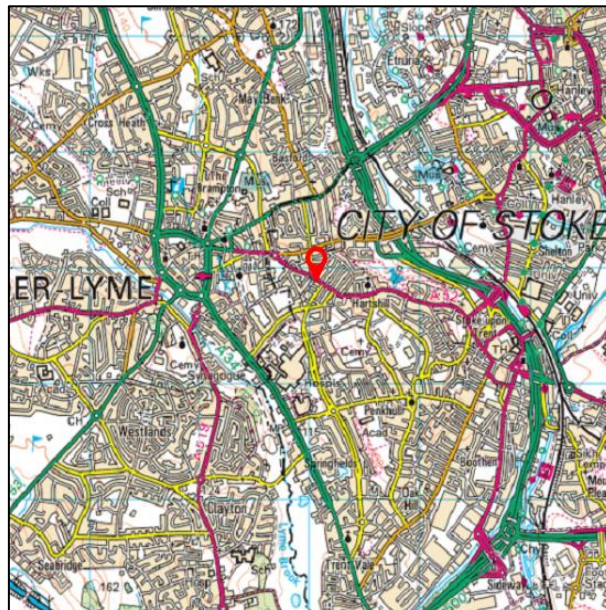
Available freehold, subject to contract and with vacant possession upon completion.

**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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HARTSHILL, STOKE ON TRENT  
STAFFORDSHIRE, ST4 6AA**



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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