

RORY MACK

ASSOCIATES



**3 BROUGH LANE,
TRENTHAM
STOKE-ON-TRENT, ST4 8BX.**

**TO LET
£6,000 PAX**

- First floor hair/beauty salon extending to 585 sq ft
- Self-contained and separately accessed to side of premises
- Long established reputation as a salon
- Located in popular area and close to Longton Road (A5035)
- EPC: 91 (Band D)



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GENERAL DESCRIPTION

The premises comprises a self-contained and long established first floor hairdressing/beauty salon independently accessed to the side. The accommodation briefly comprises a ground floor entrance hall with stairs leading to a landing/waiting area together salon, treatment room, kitchen and toilet. The salon benefits from two fitted backwash stations and three cutting stations, a wood laminate floor and suspended ceiling, although the room could be used for a range of commercial uses, subject to planning where necessary.

LOCATION

The premises is positioned above a Bargain Booze convenience store in a predominantly residential area is the popular and sought after area of Trentham. To the front of the property are a number of on-street parking spaces with additional on street parking nearby. Brough Lane is off Longton Road, (A5035) and is within ½ a mile of the popular Trentham Gardens estate.

ACCOMMODATION

Ground floor entrance hall with stairs leading to first floor.

First floor:

Landing/waiting area:	-
Salon:	337 sq ft
Treatment room:	140 sq ft
Kitchen:	108 sq ft
WC:	-
Total NIA	585 sq ft

SERVICES

Mains water, drainage and electricity connected. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £5,300 (effective 1st April 2023)

Rates Payable: £2,644.70 pa (23/24)

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

VAT

The rent is not subject to VAT.

TENURE

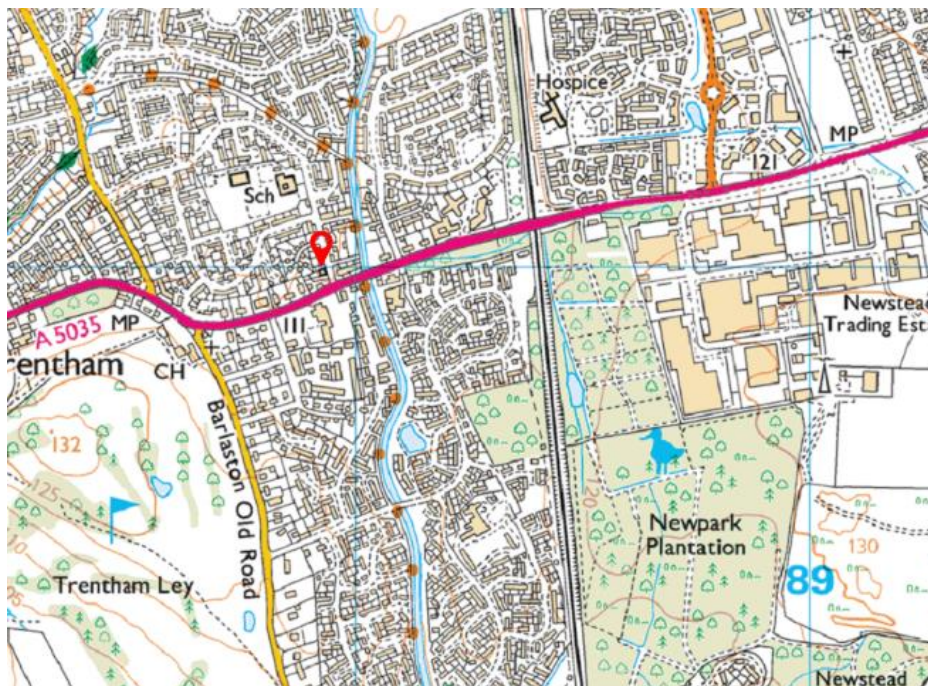
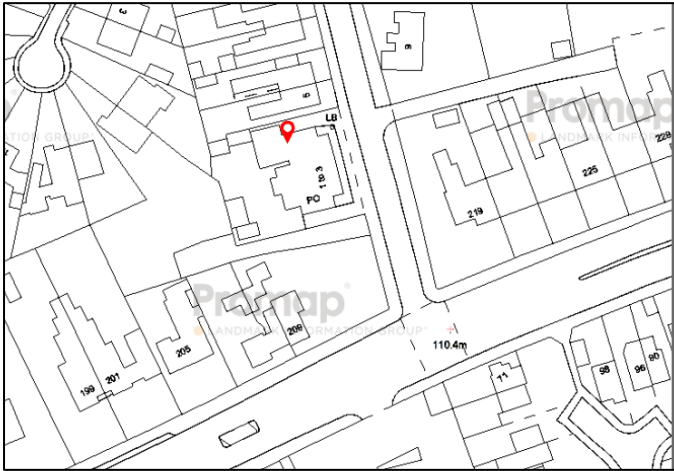
Available by way of a new internal repairing and insuring lease for a term of years to be agreed subject to rent reviews every three years and with both parties bearing their own legal costs.

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