

RORY MACK

ASSOCIATES



**609/609A LONDON ROAD
OAKHILL, STOKE-ON-TRENT
ST4 5AZ**

**FOR SALE
£125,000**

- Mid-terraced mixed-use property with former hair salon and 1 bedroom flat
- Excellent opportunity for an investor or owner occupier
- Total NIA: 848 sq ft
- Popular location on London Road just 1.5 miles from Royal Stoke University Hospital
- EPC: Band TBC



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GENERAL DESCRIPTION

An attractive mid-terraced property housing a popular hair and beauty salon and separately accessed 1 bedroom flat. The building will be sold empty but will provide the new owner with an asset capable of an income of around £11,000 when fully let. Located on London Road there are a wide range of other commercial properties alongside many residential homes and the premises provides an excellent place to run a business or house someone working close by at the hospital or Bet365. The ground floor briefly comprises an open plan sales/salon area, a consultancy room and a WC/utility room to the rear. The first floor has its own separate entrance and briefly comprises a lounge, double bedroom, kitchen and shower room. The property benefits from gas central heating with sub-meters and double glazed uPVC windows.

LOCATION

The property occupies a prominent position on London Road close to Well Pharmacy, Bargain Booze and Londis Convenience. The building is 1.5 miles from the University Hospital and 1.7 miles from Stoke Train Station. London Road runs parallel with the A500 and is easily accessible from the M6.

SERVICES

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

VAT

The sale price is not subject to VAT.

TENURE

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

BUSINESS RATES

Rateable Value: £3,100 (effective 1st April 2023)

Rates Payable: £1,546.90pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a rate reduction.

ACCOMMODATION

Ground Floor Salon:

Sales/salon	309 sq ft
Kitchen/consultancy	98 sq ft
WC/Utility	39 sq ft

First Floor Flat

Lounge	150 sq ft
Bedroom	172 sq ft
Kitchen	39 sq ft
Shower Room	41 sq ft
Total	402 sq ft

Total 446 sq ft

Total NIA: 848 sq ft

EPC

TBC

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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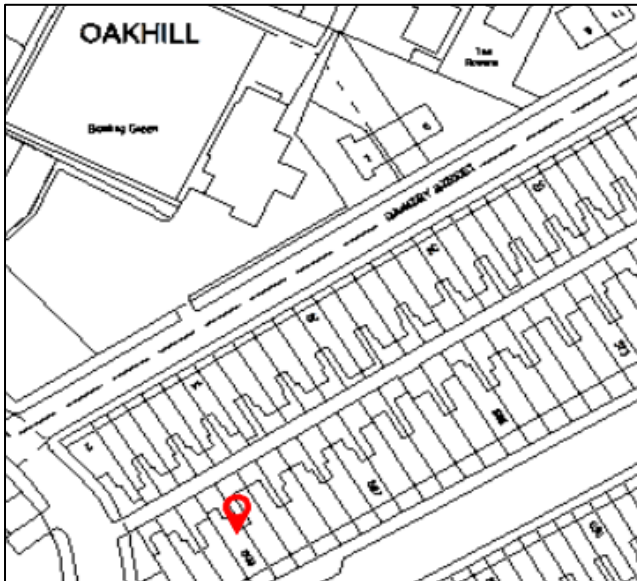
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements