

**RORY MACK**

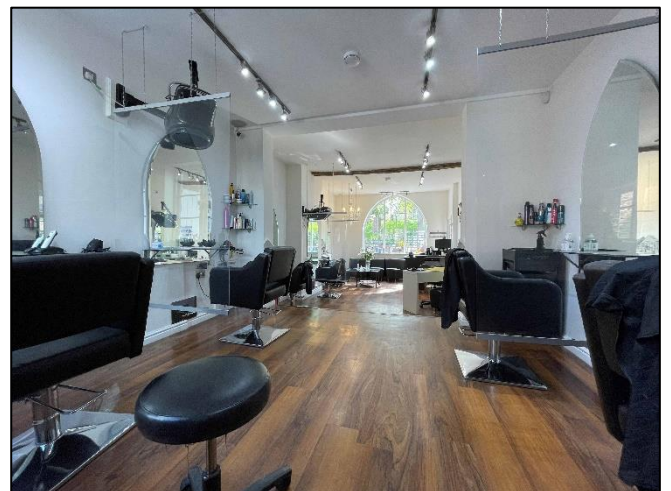
**ASSOCIATES**



**8 CHURCH STREET, AUDLEY  
STOKE-ON-TRENT  
ST7 8DE**

**TO LET:  
£12,000 PAX**

- Established ladies' hair salon in Audley village centre
- Fully fitted ground floor hair salon with additional rooms to rear
- Opportunity to rent 2 x chairs to staff members already working at the salon
- Suitable for other uses, subject to planning
- EPC: TBC





# 8 CHURCH STREET, AUDLEY

## STOKE-ON-TRENT

### ST7 8DE

#### GENERAL DESCRIPTION

A beautiful mid terraced, three storey, mixed use building in the centre of Audley village. The property stands out thanks to its unique archway to the rear courtyard and arch shaped windows and doorways facing Church Street, the main road running through Audley. The ground floor is currently trading as a successful ladies hair salon with six cutting stations, two backwashes, nail area and reception. There is an opportunity for the buyer to continue running the ground floor as a hair salon or alternative uses could include retail, financial services or residential conversion. The salon is still trading and there is a rental income from two rented chairs at £40 per day for 6 days in total. These rented chairs provide £240 per week and will almost cover the rental costs themselves. The salon benefits from gas fired central heating and window frontage onto Church Street. At the rear of the property is a paved garden area for seating.

#### LOCATION

The property is located on the north side of Audley, diagonally opposite St James The Great Church and a short walk to many other shops and restaurants. Audley forms part of the Newcastle-under-Lyme District and is conveniently situated in-between Crewe and Newcastle-under-Lyme.

#### SERVICES

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

#### VAT

The rent is not subject to VAT.

#### TENURE

The unit is available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years. There is a fee of £250 plus VAT charged for preparation of the lease. A 'personal reference search fee' of £95 inc VAT may also be required depending on circumstances, further details of which can be confirmed by the agents.

#### BUSINESS RATES

Rateable value	£5,200
Rates payable	£2,594.80 pa (23/24)

Note: if you qualify for small business rates relief you should be entitled to a 100% rate exemption.

#### ACCOMMODATION

<u>Ground floor</u>	
Salon area 1	267 sq ft
Salon area 2	144 sq ft
Salon area 3	97 sq ft
Kitchen	19 sq ft
WC	--
<b>Total NIA</b>	<b>527 sq ft</b>
Cellar	165 sq ft

#### 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.



**8 CHURCH STREET, AUDLEY**

**STOKE-ON-TRENT**

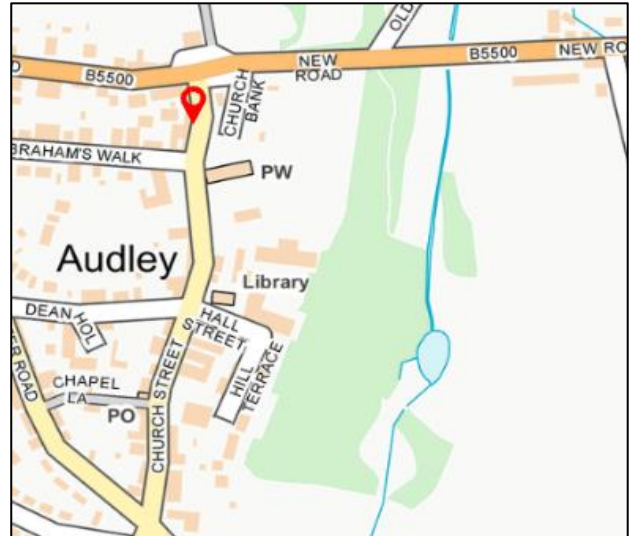
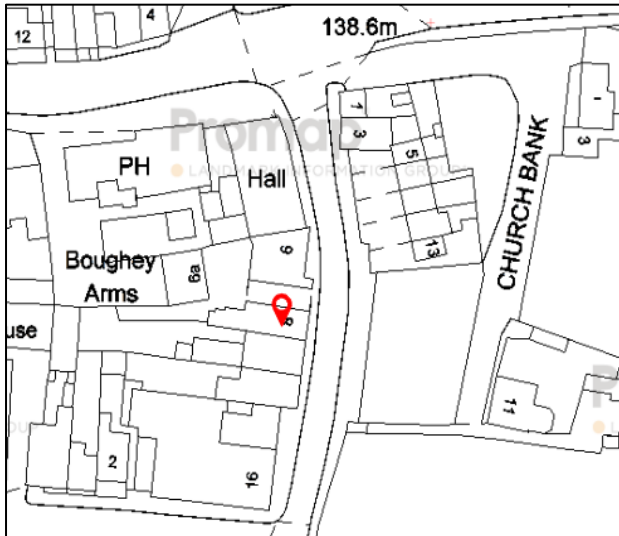
**ST7 8DE**



# 8 CHURCH STREET, AUDLEY

## STOKE-ON-TRENT

ST7 8DE



### OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)

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