

RORY MACK

ASSOCIATES



**25 TWIGG STREET, BUCKNALL,
STOKE ON TRENT, ST2 0JE**

**TO LET
£7,000 PAX**

- Ground floor retail unit currently trading as ladies hair salon
- Main road location forming part of an established parade of retail units
- Total NIA 433 sq ft
- EPC: Band D (98)



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ST2 0JE**

GENERAL DESCRIPTION

A mid terrace ground floor retail unit, located within a popular parade of similar sized shops in Bucknall. The unit is currently trading as a ladies hairdressers and will continue to do so until late Spring 2024, when the new occupier can take over. The property consists of a sales area, treatment area, rear sales, kitchen and WC. The property benefits from UPVC double glazed windows and space for three cutting stations. The unit is in a good trading condition and represents a 'turnkey' opportunity for someone else wishing to use the property as a salon.

There is an opportunity for the new tenant to move in before the end of the current lease with details to be discussed with the office where applicable.

LOCATION

The property is located just off Dividy Road at the roundabout junction with Twigg Street and is approximately 1 mile from Hanley centre. Other occupants of the parade include a barbershop, vape shop and Coral Bookmakers.

SERVICES

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

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £5,800
Rates payable £2,894.20 pa (23/24)

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

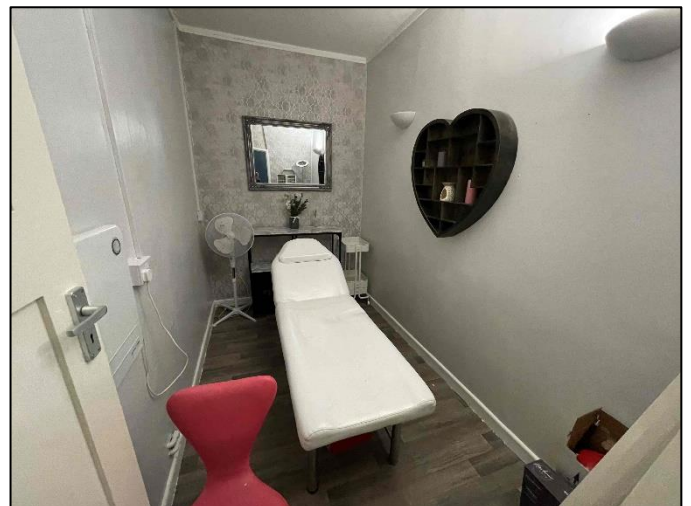
ACCOMMODATION

Ground Floor

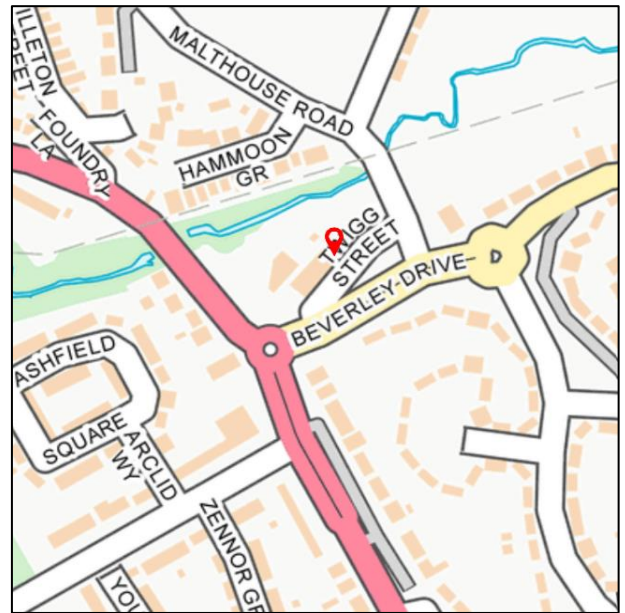
Sales area	232 sq ft
Treatment area	76 sq ft
Rear sales	86 sq ft
Kitchen	39 sq ft
WC	--
Total	433 sq ft

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.



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

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