



8 Market Lane

Hanley, Stoke-On-Trent, ST1 1LA

£12,000 Per Annum



1226.00 sq ft

A ground floor former nail salon / training centre within Hanley town centre. The property benefits from a main salon, separate makeup room, and side and rear salon/ training area along with kitchen and 2 w.c. The property is available from the end of September and benefits from gas central heating.



Location

Market Lane is within Hanley town centre and runs between Tontine Square and Stafford Street. It is a short walk from The Potteries Shopping Centre or Tesco superstore.

Accommodation

Make-up Room : 161 sq ft (14.92 sq m)
Upper retail to stairs : 160 sq ft (14.84 sq m)
Kitchen : 56 sq ft (5.18 sq m)
Rear door to yard (not part of this property)
Main Salon : 318 sq ft (29.50 sq m)
2 x W.C.
Rear and side salon : 531 sq ft (49.32 sq m)

Total : 1,226 sq ft (113.76 sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2024/25 is £10,000. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on new terms to be agreed.

EPC

Energy Performance Certificate number and rating is 84 D.
Please note the property was previously known as 2-10 Market Lane therefore the epc is registered as number 2.

VAT

Vat is to be confirmed

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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