



6 Oakland Avenue

Haslington, Crewe, CW1 5PB

Asking Price £148,500

1247.00 sq ft



Nestled on the charming Oakland Avenue in Haslington, Crewe, this mixed-use investment property presents a remarkable opportunity for investors. The property comprises a well-established hairdressers on the ground floor, complemented by a comfortable flat situated above, making it an ideal choice for those seeking a blend of commercial and residential income.

The hairdressers has a solid reputation within the local community, ensuring a steady flow of clientele and contributing to an impressive annual income of £11,052 per annum. The flat above offers a cosy living space with one bedroom. A detached garage is situated at the rear of the property and there is an extensive driveway to the side.

This property is not just a sound investment; it is a chance to own a piece of a thriving neighbourhood. With the potential for growth in both the commercial and residential sectors.

## Description

The property is of traditional brick construction under a pitched slate roof. The front of the property has been altered/extended to provide a full height metal display window, metal pedestrian door access and this is rendered under a lean-to sloping tiled roof. The area directly in front of the property is parking for two cars with dropped kerb access leading to a drive and single garage to the rear.

To the side of the property, there is a gated external wooden staircase leading to the first floor flat. The staircase has been enclosed within a brick extension with pitched tiled roof. There is also gated access to the rear of the property where there is a 1.5 storey extension of brick construction under a pitched tiled roof. There are two further single storey extensions to the side of the property of brick construction under lean-to sloping tiled roofs, and also a single storey extension to the rear of brick construction under a lean-to sloping tiled roof.

Internally on the ground floor, the unit is fitted out as a hairdressing salon and the pedestrian door provides access to the main salon area with a large metal display window which is double glazed. The salon has a tiled floor, painted walls and a suspended ceiling. A door at the rear of the salon leads into a lobby area with kitchen, male/female toilets and a door out to the rear of the property. These have tiled floors, painted walls and ceilings. Enclosed wooden stairs lead to the front door of the first floor flat which opens into a small hallway. From here, there is access into the lounge with kitchen off and a bedroom with steps down into a bathroom with bath (shower off taps), sink and toilet. The bathroom also serves as a utility room. The flat has mainly carpet floor covering, painted/papered walls and painted ceilings.

## Location

Oakland Avenue is a residential area that is located off Crewe Road, the main road that goes through the village of Haslington and leads to Crewe. The village has a population of 5,046 according to the 2021 census. The larger town of Crewe is located approximately 2 miles away from the property.

## Accommodation

Ground Floor :

Main Salon Area: 518 sq.ft. (48.12 sq. m.)

Kitchen: 71 sq.ft. (6.59 sq. m.)

Male/Female Toilets

Total 589 sq. ft. (54.72 sq. m.)

First Floor Flat:

Lounge 178 sq. ft. (16.53 sq. m.)

Kitchen 28 sq. ft. (2.60 sq. m.)

Bedroom 145 sq. ft. (13.47 sq. m.)

Bathroom/Utility Room 91 sq. ft. (8.45 sq. m.)

Total 442 sq. ft. (41.06 sq. m.)

Single Garage and Store 216 sq. ft. (20.06 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 2023 to present is £6,400. 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 up to 100% 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 - Freehold

Freehold subject to existing tenancies.

Ground Floor: A ten year lease from 1st January 2017 at £7,092 per annum

First Floor: Assured Shorthold Tenancy (holding over) at £330 per calendar month

## EPC

Energy Performance Certificates:

Commercial - D

Residential - D

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

## 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.

## Legal Costs - Sale

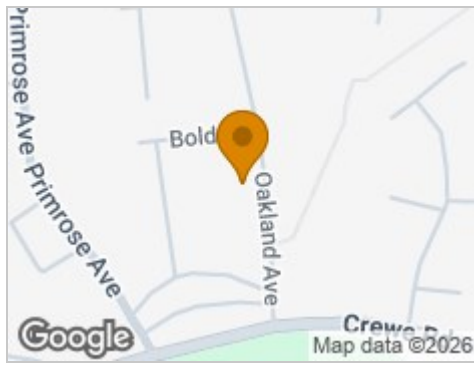
Each party is responsible for their own legal costs in respect of the sale of this premises.

## 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.

Road Map



Hybrid Map



Terrain Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.