

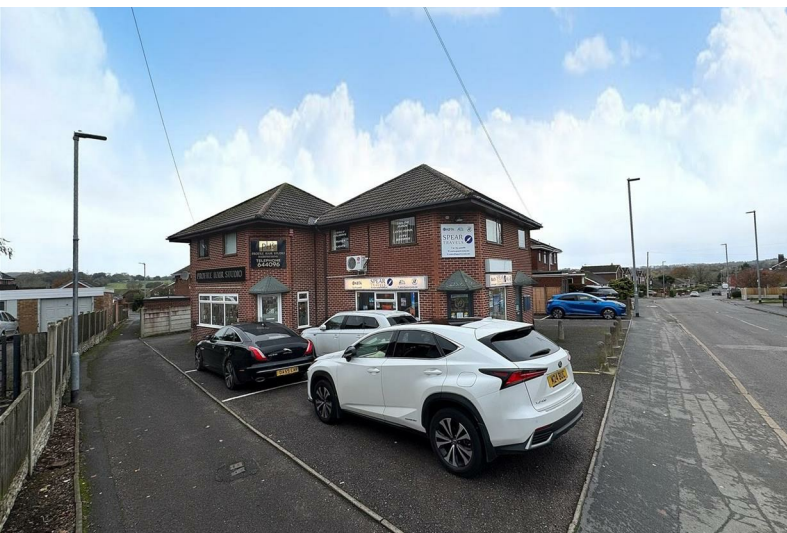
UNDER OFFER



158/162 Mayne Street
Hanford, Stoke-on-Trent, ST4 4QY

Asking Price £225,000

1749.00 sq ft



Description

A detached two storey property of brick construction under a series of pitched interlocking concrete tile roofs. The premises were constructed originally as two ground floor shops with self contained flats above however Spear Travel opted to take one of the flats thus creating more office space for their thriving travel business. Benefitting from its own car park, each unit has its own services and are completely self contained, currently fully occupied and let with a combined income of £19,450 per annum.

Location

The property is located on Mayne Street within Hanford. The area has a combination of commercial users including a nearby Co-Op Convenience store and residential houses.

Accommodation

SPEAR TRAVEL

Ground Floor:

Sales: 290 Sq ft (26.94 Sq m)

Office/Store: 108 Sq ft (10.03 Sq m)

Store cupboard: 16 Sq ft (1.49 Sq m)

WC: 20 sq ft (1.86 Sq m)

First Floor (former flat)

Main Office: 164 Sq ft (15.24 Sq m)

Staff/Kitchen: 104 Sq ft (9.66 Sq m)

Rear Office: 115 Sq ft (10.68 Sq m)

Bathroom/WC: 59 Sq ft (5.48 Sq m)

Spear Travel Total: 876 Sq ft (81.38 Sq m)

PROFILE HAIR STUDIO

Ground Floor:

Salon: 288 Sq ft (26.76 Sq m)

Store: 111 Sq ft (10.31 Sq m)

Kitchenette: 14 Sqft (1.30 Sq m)

WC: 18 Sq ft (1.67 Sq m)

Profile Hair Studio Total: 431 Sq ft (40.04 Sq m)

FIRST FLOOR FLAT

Living Room:: 163 Sq ft (15.14 Sq m)

Bedroom: 115 Sq ft (10.68 Sq m)

Kitchen: 105 Sq ft (9.75 Sq m)

Bathroom: 59 Sq ft (5.48 Sq m)

Flat Total: 442 Sq ft (41.06 Sq m)

TOTAL NIA: 1,749 Sq ft (162.48 Sq m)

Services

We have been advised that all areas are separately metered and therefore each Tenant is responsible for the cost of their own utilities.

Heating:

Spear Travel: Electric heaters

Profile Hair Studio: Electric Heaters

Flat: Gas Central Heating with modern boiler.

All mains services are available subject to any reconnection which may be necessary. Please note no heating systems have been checked and therefore neither us as the agent or the vendor can guarantee their operation.

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 values for 2024/25 are:

Spear Travel: £4,450.

Profile Hair Studio: £4,050

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.

Flat: Council Tax Band : A

Tenure - Freehold

Freehold subject to existing leases as detailed below:

Spear Travel: £9,400 pa, 21 years IRI, expiring on 24th January 2026.

Profile Hair Studio: £5.250 pa, 7 years IRI, expiring 23rd January 2029

Flat: £4,800 pa / £400 pcm, 6 month AST to 24th June 2024*

*The residential Tenant has asked for a new 12 month AST at £400 pcm and bjb are in the process of completing this.

EPC

Energy Performance Certificate number and rating is TBC

VAT

VAT is NOT applicable to this sale.

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.

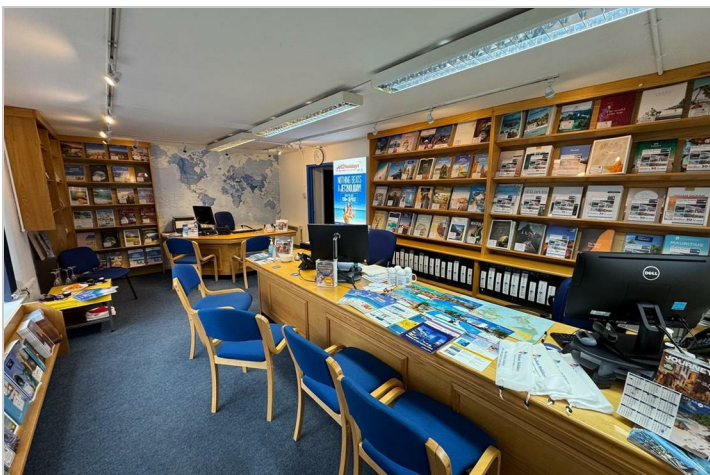
Legal Costs - Sale

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.



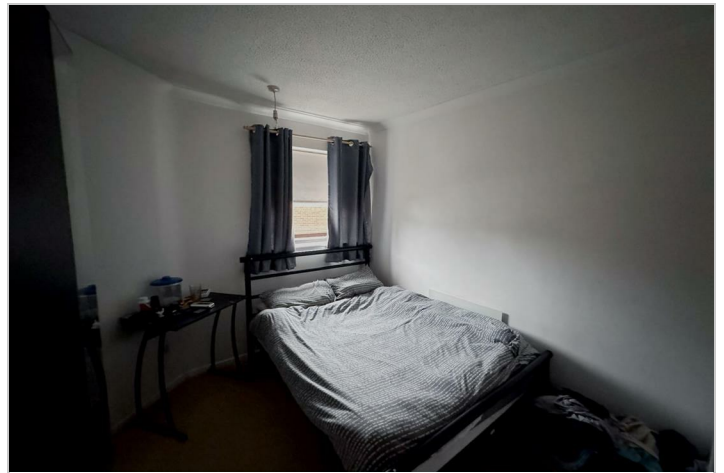
Road Map



Hybrid Map



Terrain Map



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