

# RORY MACK

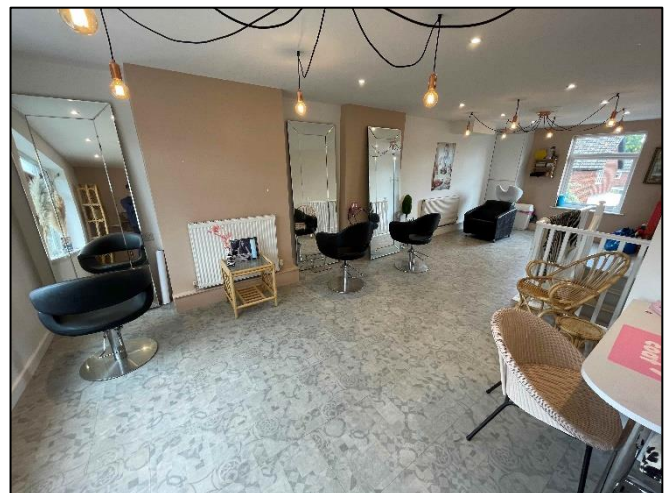
## ASSOCIATES



**47 WATLANDS VIEW, PORTHILL,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 8AB**

**FOR SALE  
£94,950**

- Hair salon suitable for retail or office use
- Very well presented with separate treatment room on the first floor
- Could be used by a number of different businesses (STP)
- On street parking in front of the property
- EPC : Band D (96)



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#### GENERAL DESCRIPTION

A mid terrace property of brick elevations supporting a pitched clay tiled roof. The building has operated as a ladies hair salon for many years and is being sold with vacant possession but can include the fixtures and fittings if the buyer requires. The property briefly comprises an open plan salon/sales area leading to a bathroom and kitchen. The back door leads onto the rear yard and access to the ginnel which runs along the side of the property. At first floor, is a large open plan room with dual aspect windows to the front and back. The property benefits from double glazed windows throughout, suspended ceiling, gas combi boiler central heating and UPVC window and door frontage. The equipment may be made available to the buyer by way of separate negotiation with the current tenant.

#### LOCATION

The property is located on Watlands View in Porthill within a parade of mixed-use properties close Wolstanton. Porthill is conveniently located in-between the A500 and the A34 and with easy access onto the M6 at junctions 15 and 16.

#### ACCOMMODATION

##### Ground Floor

Salon/sales:	285 sq ft
Kitchen:	104 sq ft
Bathroom:	--

**NIA:** **389 sq ft**

##### First Floor

Open plan treatment:	319 sq ft
<b>NIA:</b>	<b>319 sq ft</b>

**Total NIA:** **708 sq ft**

#### SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### BUSINESS RATES

Rateable Value:	£4,400
Rates Payable:	£2,195.60 pa (24/25)

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

#### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

#### 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.



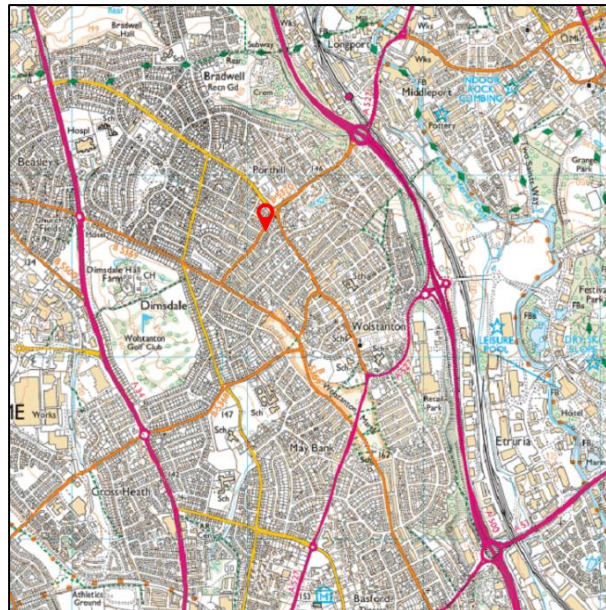


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements