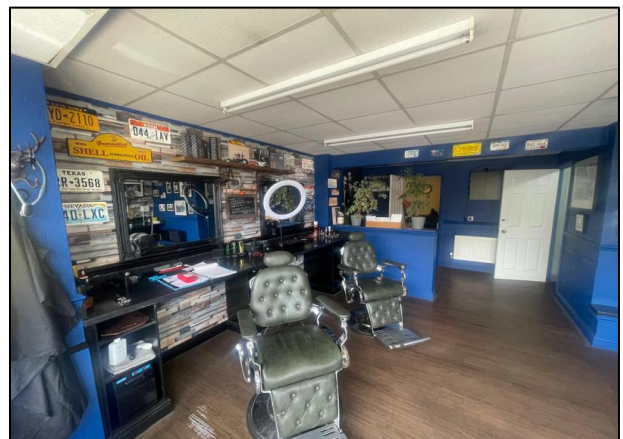




**5 & 5A HILDERSTONE ROAD,  
MEIR HEATH,  
STOKE ON TRENT, ST3 7PB**

**FOR SALE  
£200,000**

- A mixed-use income producing property being sold as an investment opportunity
- **Current income £18,000 pa providing a 9 % gross return**
- 1 x Ground floor retail unit and 1 x 3-bedroom semi – detached house
- Total NIA: 953 Sq ft
- EPC - TBC



# 5 & 5A HILDERSTONE ROAD, MEIR HEATH, STOKE ON TRENT, ST3 7PB

## GENERAL DESCRIPTION

A mixed-use investment opportunity comprising a semi-detached building, providing a commercial barbershop to the front, together with a self-contained, three-bedroom semi-detached dwelling to the rear. The residential accommodation benefits from its own separate access and private off-road parking, which provides a clear distinction between the commercial and residential elements. The property is of traditional brick construction with rendered elevations and has been subject to multiple extensions to the rear, providing additional living accommodation within the residential dwelling. The property occupies a prominent position and offers an attractive opportunity for those seeking a combined commercial and residential investment.

## LOCATION

5 Hilderstone Road is located within the established residential area of Meir Heath, to the south-east of Stoke-on-Trent. The property benefits from good access to local amenities and public transport, with the A50 and A500 providing convenient connections to Stoke-on-Trent, Derby and the wider regional road network.

## SERVICES

All services are available to the residential accommodation and are separately metered. The barber shop benefits from separately metered water and electricity and is heated by electric heaters. No services have been tested by the Agent.

## TENANCY DETAILS

The barbershop (no 5a) is currently occupied by the vendor who upon completion of the sale, will enter into a 5 year IRI lease at a rent of £5,400 pa. The vendor has been trading as a hairdresser from this address for 26 years.

The residential aspect (no 5) is currently let at £1,050 pcm (£12,600 pa) by way of a periodic tenancy.

## VAT

The sale price is not subject to VAT.

## VIEWINGS

As both units are occupied, viewings can be arranged but only at certain times.

## TENURE

Available freehold, subject to contract and with the benefit of the existing AST agreement and commercial lease.

## ACCOMMODATION

### 5 Hilderstone Road

#### Ground floor

|                |           |
|----------------|-----------|
| Reception Room | 232 sq ft |
| Kitchen -      | 60 sq ft  |

#### First floor

|             |                  |
|-------------|------------------|
| Bedroom 1-  | 135 sq ft        |
| Bedroom 2-  | 120 sq ft        |
| Bedroom 3 - | 58 sq ft         |
| Bathroom -  | 43 sq ft         |
| <b>NIA:</b> | <b>648 sq ft</b> |

### 5a Hilderstone Road

|              |                  |
|--------------|------------------|
| Sales area-  | 303 sq ft        |
| Staff room - | 45 sq ft         |
| W/C          | ----             |
| <b>NIA:</b>  | <b>348 sq ft</b> |

## BUSINESS RATES

Rateable Value: £3,700  
The commercial tenant is responsible for business rates.

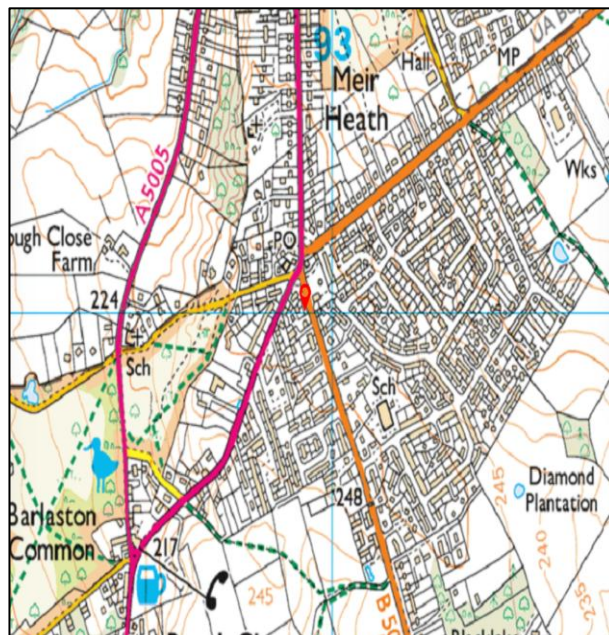
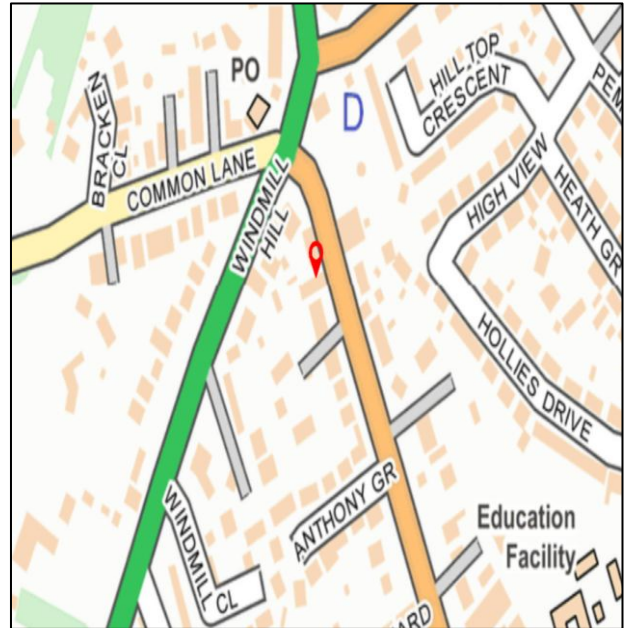
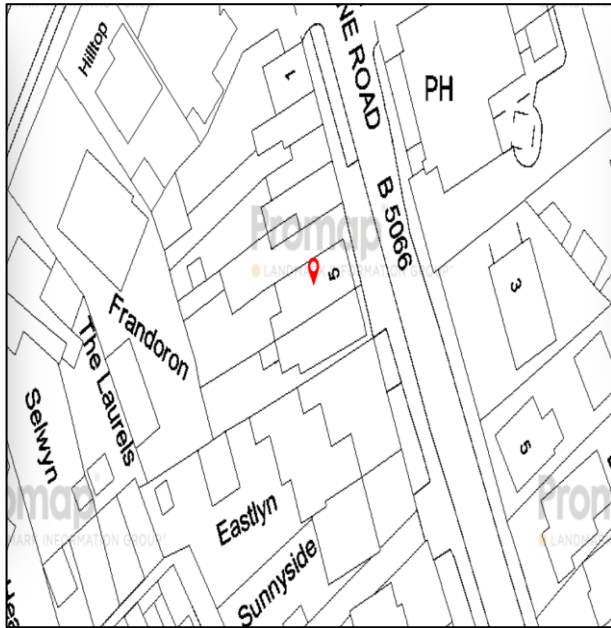
## COUNCIL TAX

Band A  
The residential tenant is responsible for council tax.

## 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.

**5 & 5A HILDERSTONE  
ROAD, MEIR HEATH,  
STOKE ON TRENT, ST3 7PB**



**OFFICE**

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://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