FOR SALE

RETAIL / OFFICE PREMISES

35 GEORGE STREET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1JU

mounsey
CHARTERED SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

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LOCATION

The property is situated on George Street, an established commercial location in close proximity to Newcastle-under-Lyme town centre. The A53 and A34 are located a short distance to the property which provide a direct access to the surrounding local road network. The A500 dual carriageway which provides direct access to junctions 15 and 16 of the M6 motorway is located approximately 1.7 miles distant.

DESCRIPTION

35 George Street consist of a mid-terrace retail / office premises of traditional masonry construction arranged over ground and first floor beneath a pitched tiled roof and briefly benefits from the following specification:

- Open plan accommodation on both floors
- Gas central heating
- Laminate flooring
- Plaster painted walls and ceilings
- Kitchenette
- WC
- Light fixtures throughout

Externally the property benefits from a rear courtyard.

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	51.28	552

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TENURE

The property is available to purchase on a freehold basis.

PRICE

£99,500 exclusive.

EPC

The property has an EPC rating of E - 111.

RATING ASSESSMENT

The property has a rateable value of £5,100. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

All prices are quoted exclusive of VAT which may be applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.







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SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

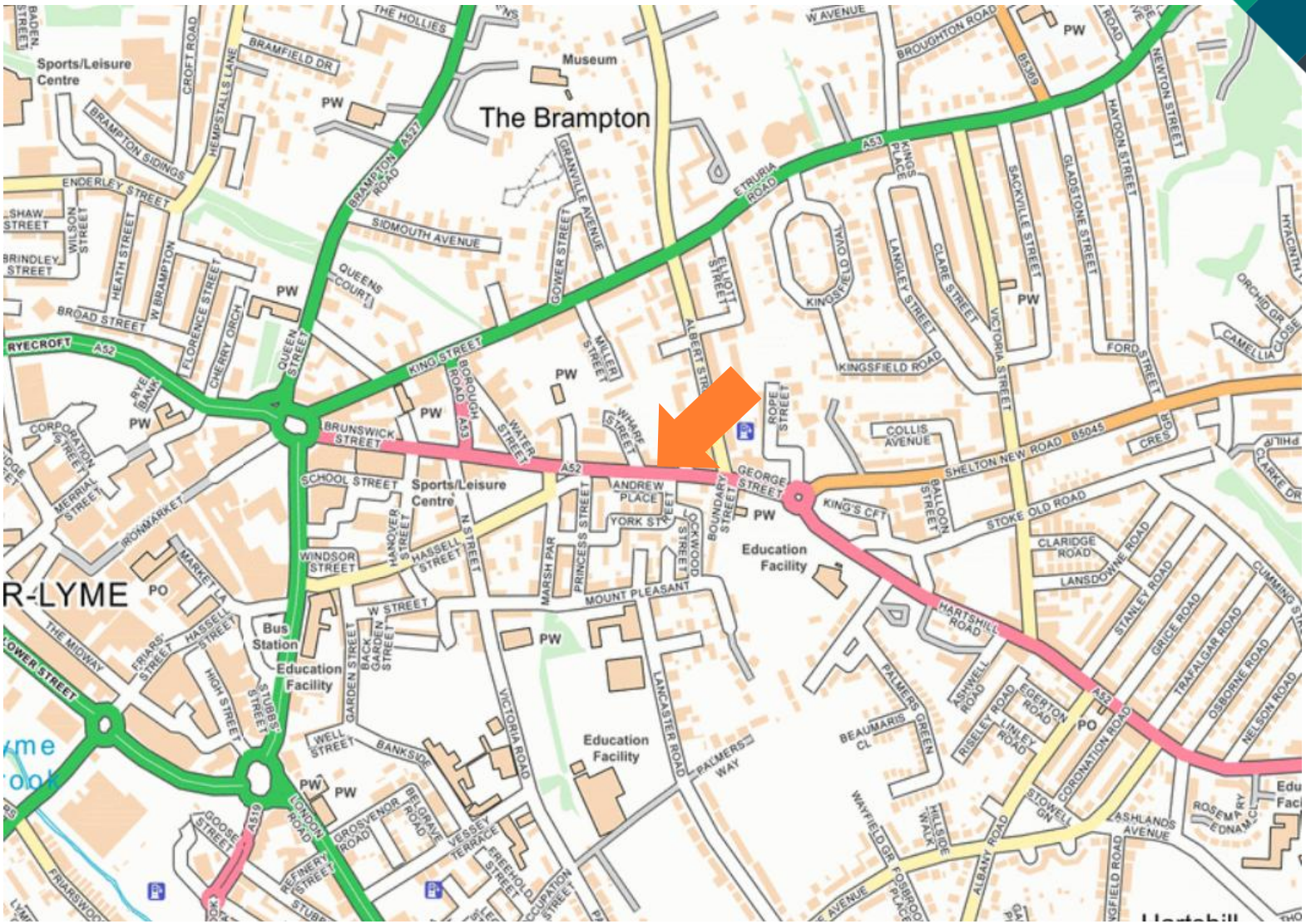
CONTACT

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Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.

Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.

Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.

Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.