

TO LET

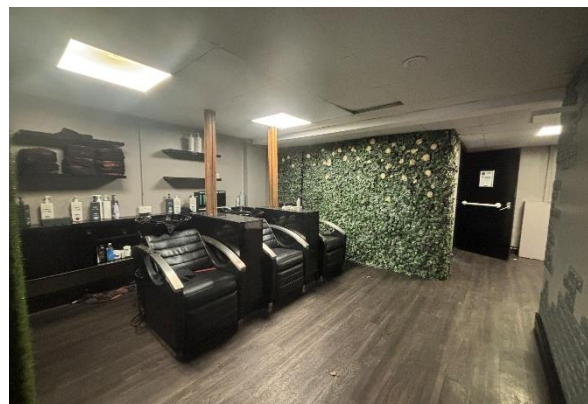
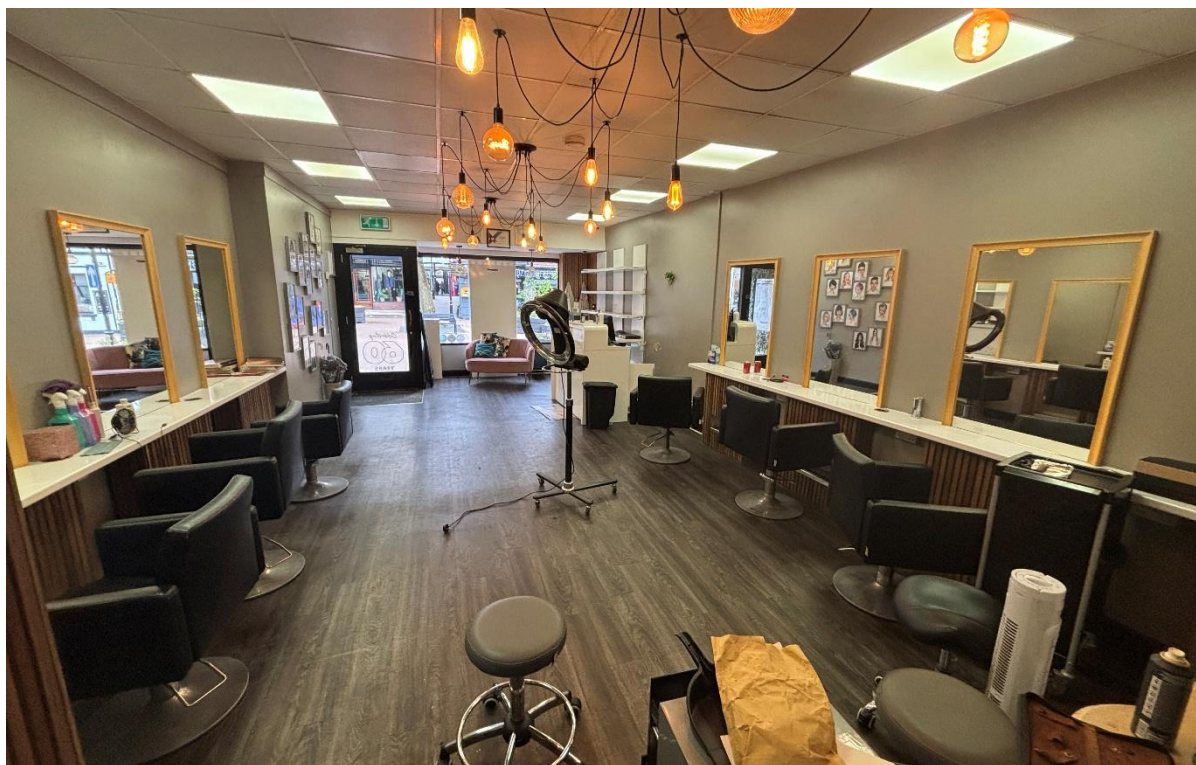
FITTED HAIR SALON

51 IRONMARKET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1PB



RETAIL PREMISES

51 IRONMARKET, NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1PB



LOCATION

The property is located in the Town centre in a central location on Ironmarket, with nearby occupiers including Keele In Town, cafes, eateries, retailers and Newcastle Borough Council offices. There is also recent development of residential units at Queens Gardens Apartments and Deakins Yard offering 273 student accommodation.

The property is 0.3 miles (a 2-minute walk) away from the High Street intersection and close to the popular trading location Castle Walk. Newcastle is a principal shopping centre within the Potteries conurbation, with a residential population in the region of 74,000 and estimated catchment population of 366,340 within 10km of the centre.

DESCRIPTION

The premises comprises a ground floor retail unit currently fitted out as a salon for a turnkey operation including 3 plumbed in backwashes. Alternative uses are considered with the fixtures removable.

The premises offers sales area, split rear retail/store area, accessible WC and kitchen. To the rear is one parking space allocated with the premises. External there is an electric roller shutter to the front and seating on Ironmarket is possible subject to the tenant obtaining the necessary licence from Newcastle-under-Lyme Borough Council.

ACCOMMODATION	SQ M	SQ FT
Retail area	42.94	462
Rear retail/store	38.02	409
Kitchen		
WC		
Net Internal Area	80.96	871

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TENURE

The property is available on a new lease for a term to be agreed. The lease will include a provision for a service charge for contributions towards the upkeep and repair of the external areas and common items. The occupier will be responsible for the upkeep and maintenance of the required fixtures and fittings.

RENT

£19,500 per annum, VAT not applicable.

EPC

D-78 expiring February 2029.

RATING ASSESSMENT

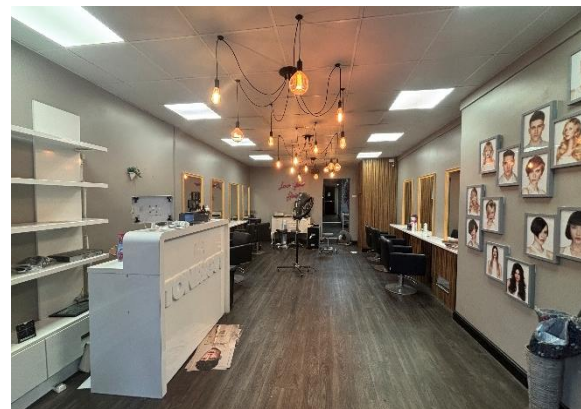
The current Rateable Value listed in the 2026 list is £12,500 but is due to be reassessed to remove the first floor area, therefore a revised assessment for the ground floor only will be applied in due course. Interested parties may benefit from Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

PLANNING

The property trades within use class 'E'. Interested parties are advised to make their own enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

SERVICES

All mains' services are believed to be available subject to any reconnection and have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal and professional costs in relation to the transaction.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

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.

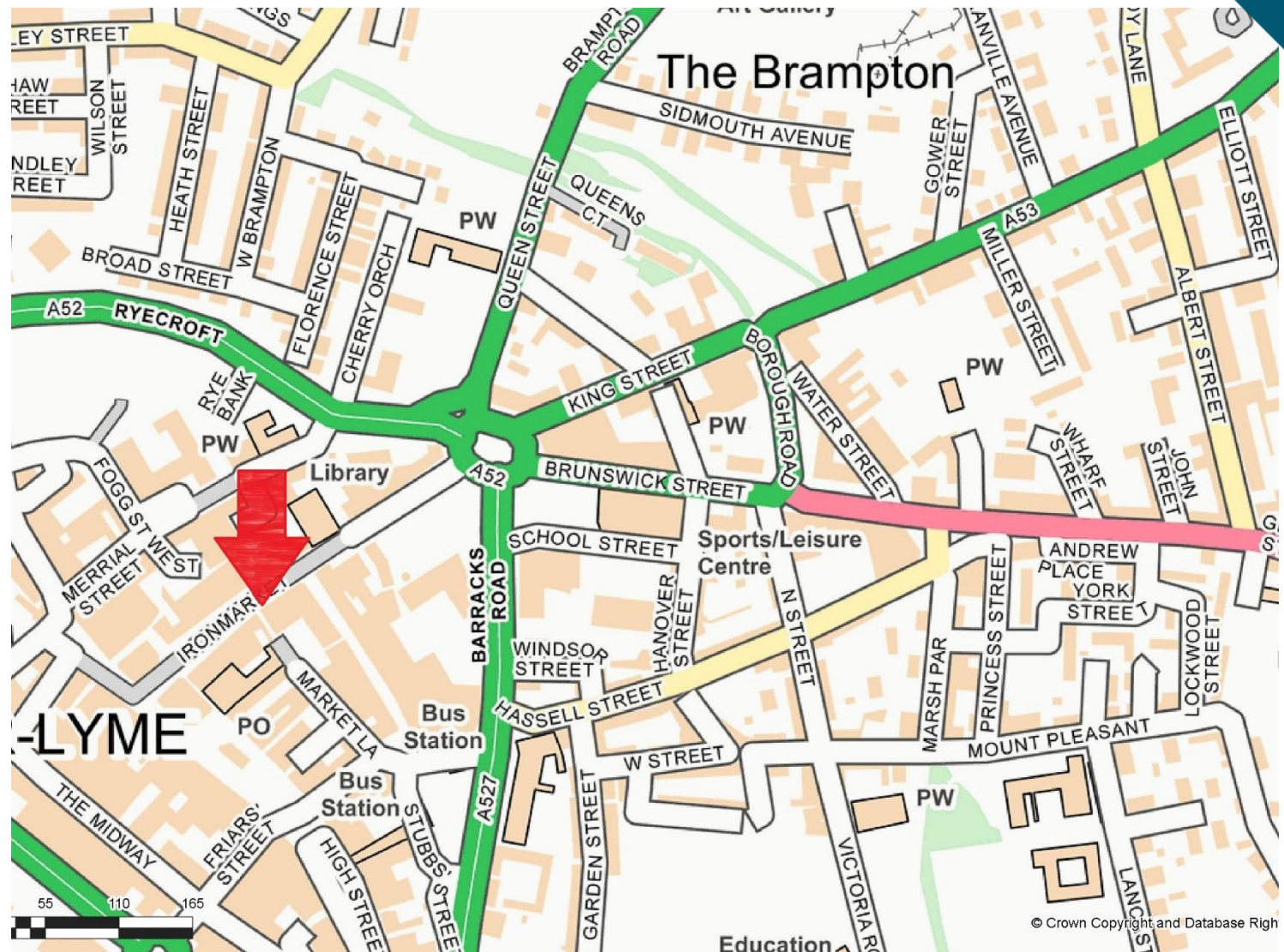
CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

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



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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.



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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.



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