

RORY MACK

ASSOCIATES



**109 HIGH STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1PS**

**FOR SALE
£195,000**

- Three storey property consisting of grd floor shop with two bed flat above
- Flat is currently occupied at £450pcm (below market rent)
- Parking for two vehicles at the rear
- Total NIA: 1,399 sq ft plus 272 sq ft garage at rear
- EPC: Band C (55)/Upstairs Flat Band D (61)



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GENERAL DESCRIPTION

A three storey mid terraced part commercial, part residential property of brick elevations with pitched and flat roof coverings. The building is being sold as a part investment opportunity with the first and second floor flat being occupied and generating £450pcm. The ground floor will be sold with vacant possession and comprises an open plan sales area, office, stores, kitchen and staff WC with access to the rear parking and storage unit/garage.

The first and second floor flat has its own separate entrance from the rear of the building and has lounge and kitchen on level one and two bedrooms and a family bathroom on level two. The current rent is less than the market average for a two bedroom in this condition in the town centre.

This property would suit an owner occupier looking for prime retail in the centre of town with the added bonus of a regular income from the flat above. Alternatively, the building would suit an investor.

The property benefits from UPVC double glazing and independent gas central heating.

LOCATION

The property is prominently located with frontage onto High Street in the centre of Newcastle-under-Lyme. The property backs onto the Bus Station and is close to a number of public car parks.

SERVICES

All main services are connected. No services have been tested by the agents. Each property is separately metered.

VAT

The sale price is not subject to VAT.

TENURE

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

BUSINESS RATES

Rateable value £6,800

Rates payable £3,393.20 pa (25/26)

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

COUNCIL TAX

The flat known as 34 Stubbs Street, Newcastle-under-Lyme, ST5 1AQ - Band A

TENANCY DETAILS

The first and second floor flat is let to a private individual on a rolling 6 month AST. Copy of the lease available upon request.

ACCOMMODATION

Ground floor (Commercial)

Sales:	552 sq ft
Office:	109 sq ft
Kitchen:	79 sq ft
WC:	--
Total NIA:	731 sq ft

First floor

Lounge:	173 sq ft
Kitchen:	173 sq ft

Second floor

Bedroom:	173 sq ft
Bedroom:	90 sq ft
Bathroom:	59 sq ft
Total NIA:	668 sq ft

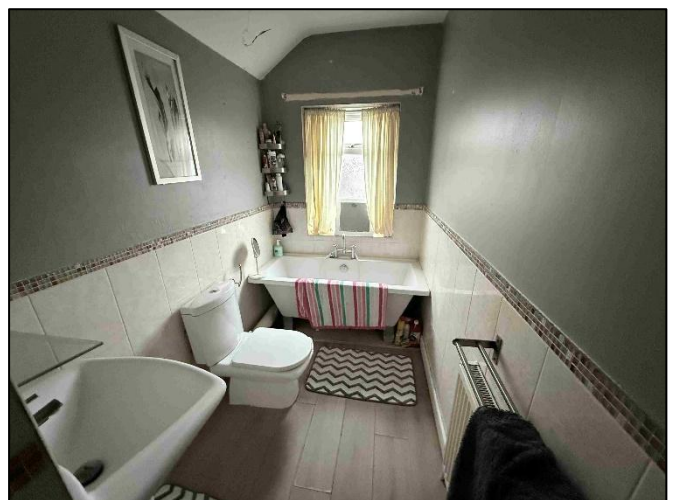
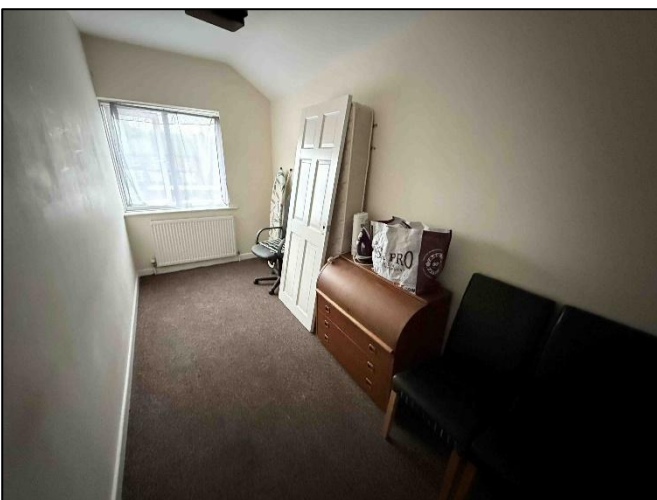
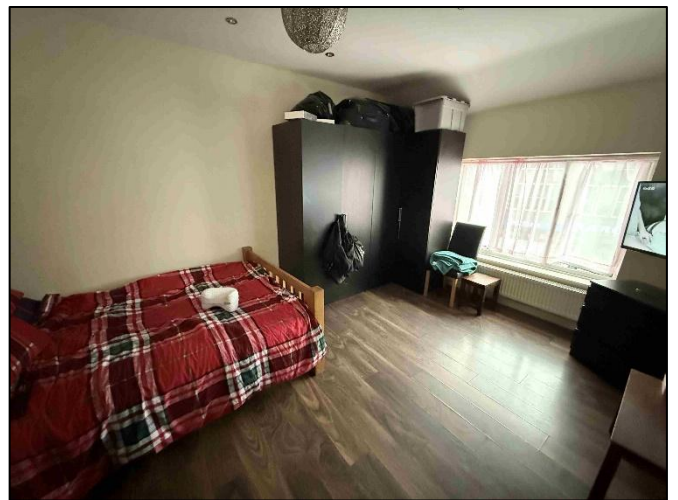
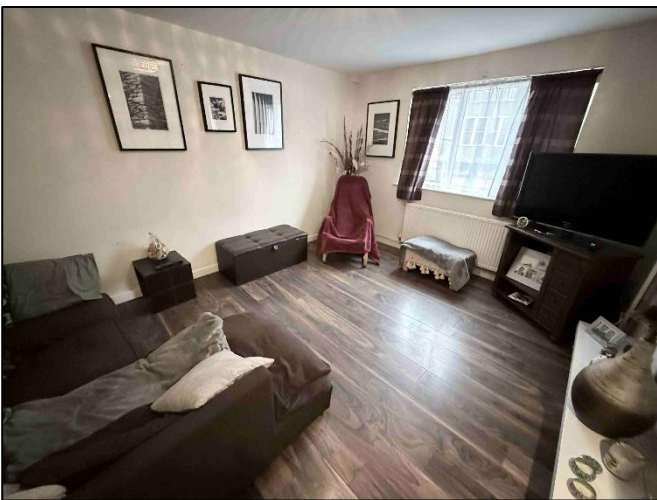
Overall NIA: 1,399 sq ft

ANTI MONEY LAUNDERING REGULATIONS

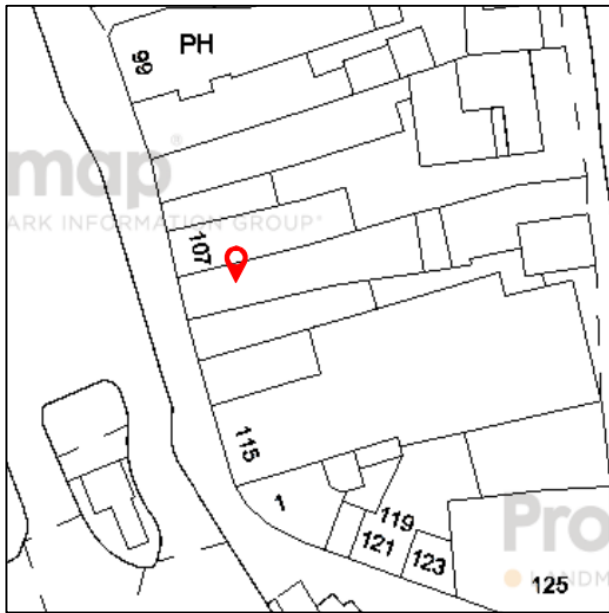
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate 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