

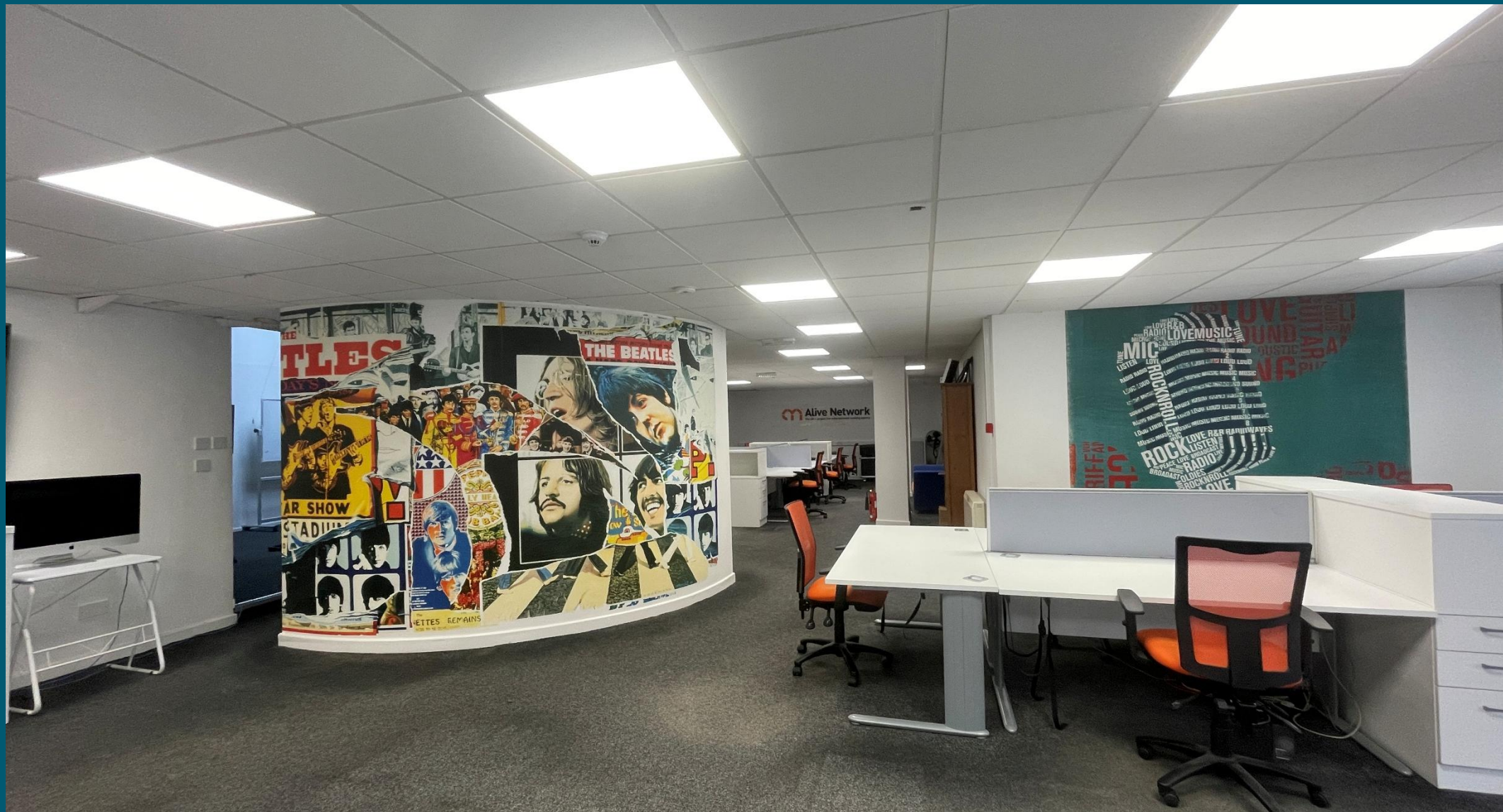
FOR SALE

OFFICE / BUSINESS PREMISES

THE SILK MILL, PRINCESS STREET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1DD



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CHARTERED
SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

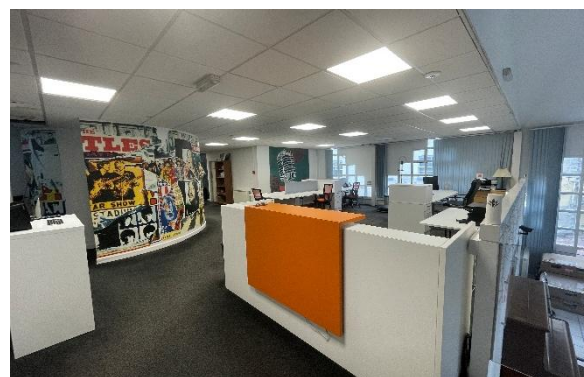
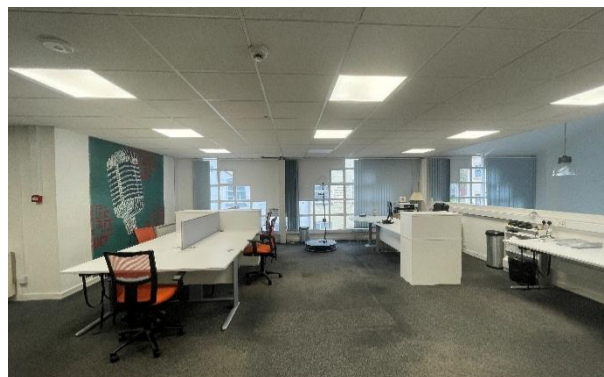
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NEWCASTLE-UNDER-LYME, STAFFORDSHIRE,
ST5 1DD



LOCATION

The Silk Mill is located on Princess Street which can be accessed via Mount Pleasant or Castle Street in Newcastle-under-Lyme. Brunswick Street which is located a short distance from the property connects to A52 ring road around Newcastle under Lyme and connects to Stoke on Trent and the A500 dual carriageway to the North (1 mile) and M6 junction 15 to the south (3 miles). The A34 dual carriageway sits 0.6 miles from the property and provides links to the North via M6 Junction 16 within 7.5 miles.

DESCRIPTION

The property comprises a self-contained office and business premises arranged over ground and first floors, providing modern, flexible accommodation suitable for a variety of business uses. The ground floor benefits from fully fitted studio space, whilst the first floor provides a combination of open-plan and cellular office accommodation.

The property is finished to a modern specification, incorporating carpeted flooring, suspended ceilings with inset LED lighting and staff welfare facilities. Externally, the premises benefit from a dedicated surfaced car park, providing convenient on-site parking.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	138.98	1,496
First Floor	253.06	2,724
Total Net Internal Area	392.05	4,220

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TENURE

The property is available for sale on a freehold basis. The first floor is also available to let.

PRICE

£395,000 plus VAT.

EPC

The property has an EPC rating of C - 67.

RATING ASSESSMENT

The property has a rateable value of £25,500. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council)

PLANNING

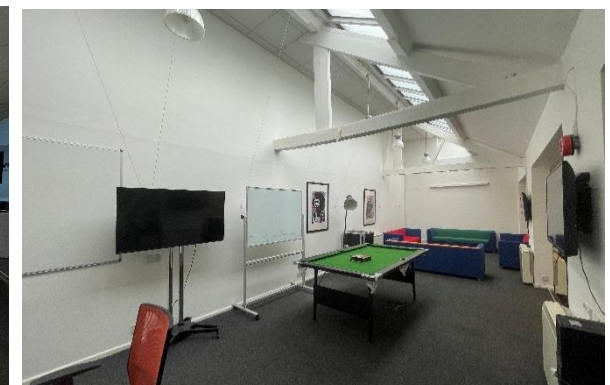
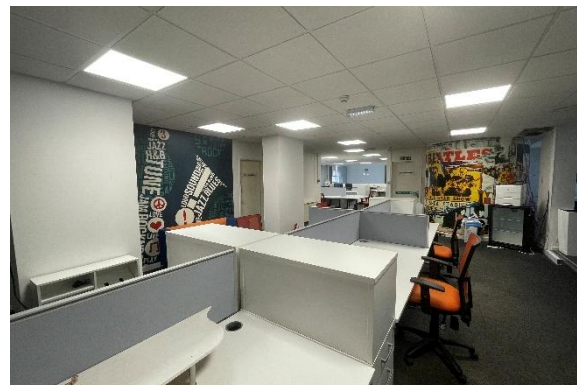
Interested parties are advised to make enquiries with the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

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

SERVICES

Mains electric, water and drainage are believed to be connected to the property but 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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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.

LEGAL COSTS

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

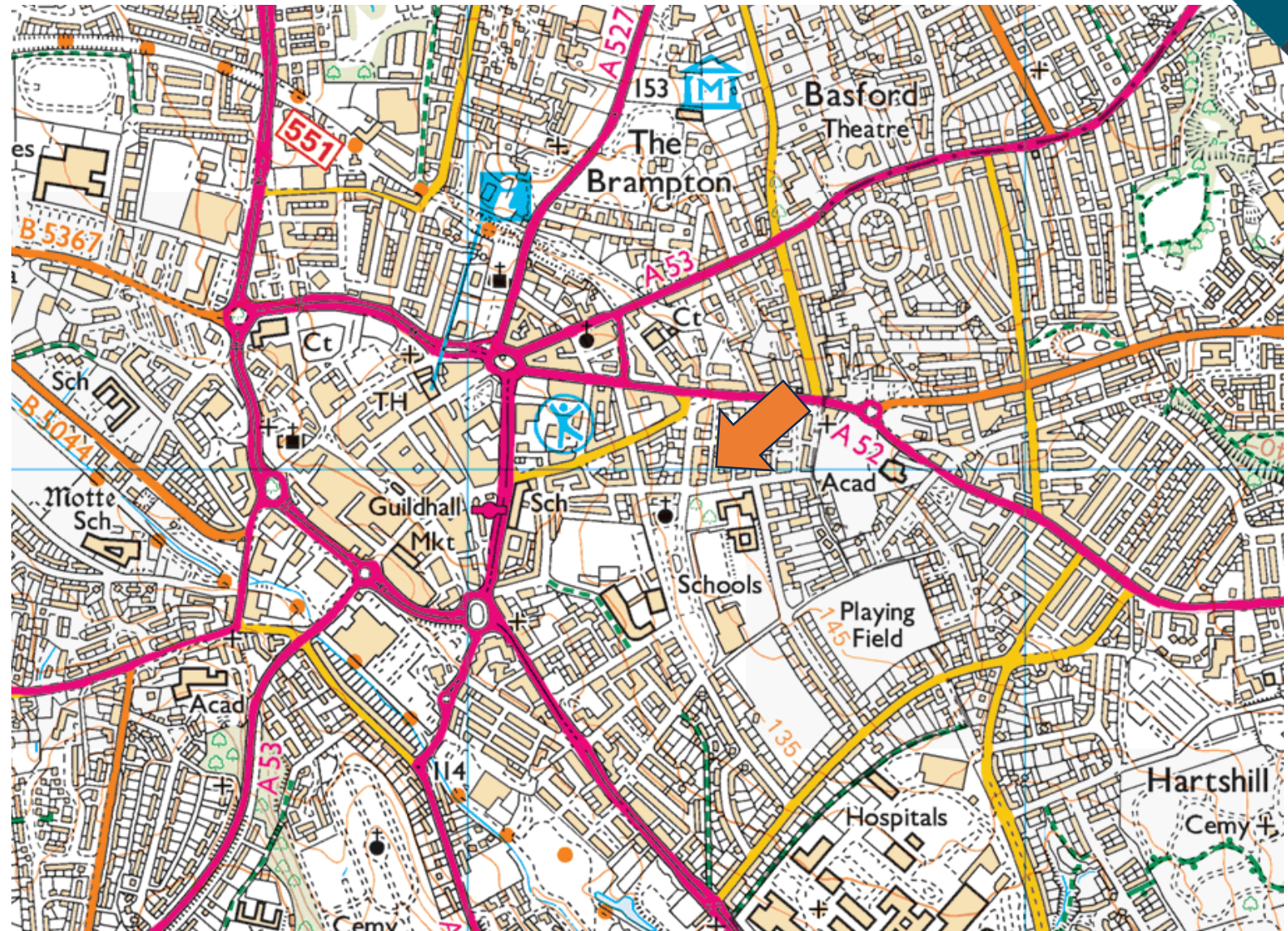
CONTACT

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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
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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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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.