

RORY MACK

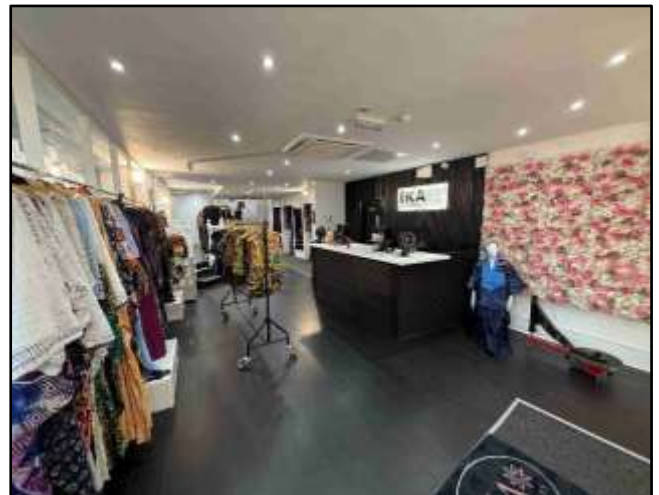
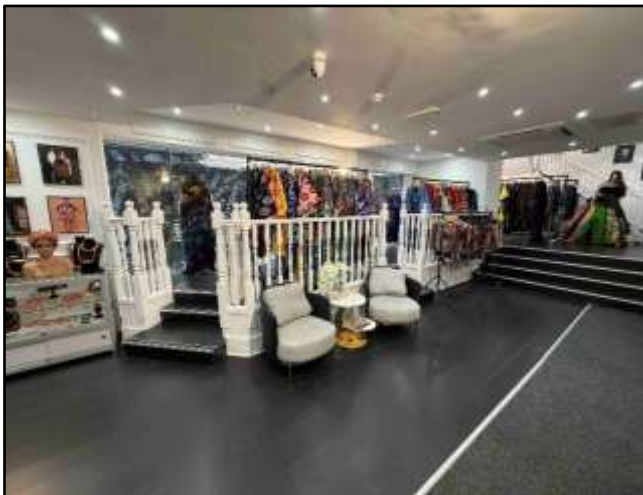
ASSOCIATES



**35 HIGH STREET,
NEWCASTLE-UNDER-LYME
STAFFORDSHIRE, ST5 1QZ**

**TO LET
£20,000 PAX**

- Imposing three storey retail/office premises in prime location
- Extending to 3,102 sq ft with ground floor sales of 1,174 sq ft
- Extensive glazed frontage to the High Street with open plan sales area
- Would suit wide variety of retail, office and leisure operators
- EPC: 91 (Band D)



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GENERAL DESCRIPTION

An imposing three storey retail property with an extensively glazed ground floor frontage with sandstone elevations above, supporting a pitched mansard roof. The property offers an open plan sales area at ground floor with a wide staircase leading to an additional first floor sales area with ancillary storage areas or additional sales or meeting rooms at second floor level. The sales areas are very well presented and benefit from plastered ceilings with recessed spotlights, laminate floor coverings and ceiling mounted air conditioning units. The property would suit a wide range of retail, office or leisure uses, subject to planning where necessary. The building also benefits from staircases on either side meaning the areas could be split to run multiple businesses if required.

LOCATION

The property occupies a prime location in the pedestrianised centre of Newcastle under Lyme, immediately opposite Lloyds bank and is adjacent to the former York Place shopping precinct, currently being redeveloped by Capital & Centric to create new homes, commercial space, a music venue and green space. This redevelopment ties in with the blueprint for the £30 million regeneration of the nearby Ryecroft area, with the building of a 100-bed hotel, homes for over-55s and the headquarters of Aspire Housing, as well as a 450 space multi-storey car park, all of which will further energise this end of the town centre.

SERVICES

Mains water, drainage and electricity connected. Comfort cooling and heating installed. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £16,500
Rates Payable: £6,303 pa (26/27)
If used for retail, leisure or hospitality
Rates Payable: £7,128 pa (26/27)
For any other use

ACCOMMODATION

Ground Floor:

Sales area: 923 sq ft
Rear raised sales: 249 sq ft
Back office: 46 sq ft
NIA: 1,218 sq ft

First Floor:

Front sales: 320 sq ft
Sales: 588 sq ft
NIA: 908 sq ft

Second Floor:

Front sales: 464 sq ft
Sales: 205 sq ft
Back office/staff: 217 sq ft
Staffroom: 90 sq ft
WC x 2: --
NIA: 976 sq ft

Total NIA: 3,102 sq ft

VAT

The rent is subject to VAT

TENURE

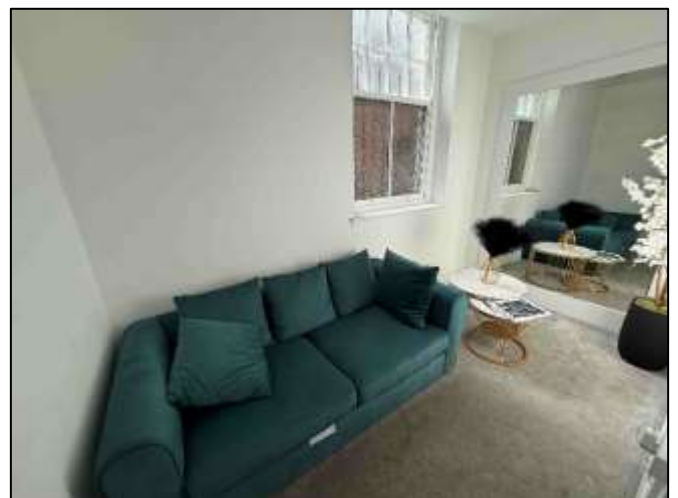
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed subject to rent reviews every three years and with each party bearing their own legal fees.

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