

RORY MACK

ASSOCIATES

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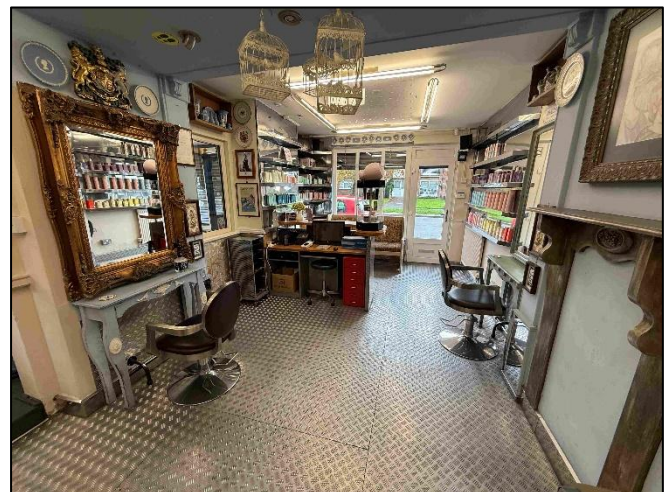
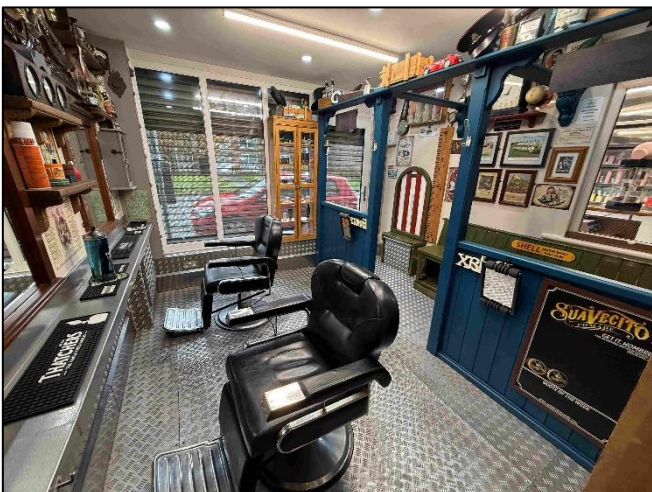
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60-62 HIGH STREET, MAYBANK,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 0JB

FOR SALE
£235,000

- Two retail units plus large flat above
- Very prominent position on busy High Street (A527)
- NIA: 1,362 sq ft plus enclosed yard area to rear
- Would suit a number of different businesses or investor
- EPC : Band E (103)



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GENERAL DESCRIPTION

Two mid-terraced properties of brick elevations supporting a pitched clay tile roof with glazed display frontage onto Maybank High Street. The ground floor is currently internally connected offering ladies and gents hairdressing but could easily be separated to create two independent retail units. The first-floor apartment is accessed internally from number 62 although there is ample space externally to add a steel staircase if the new owner wants to separate the spaces. The ground floor comprises two separate sales areas, rear sales area, further salon areas and a bathroom/utility. At first floor level is a spacious 2 bedroom apartment with family bathroom. Externally, there is a good sized enclosed yard with shared access with the next door property back out to the front. The property benefits from UPVC double glazed windows, electric roller shutters to the front, a mix of stainless steel and wooden flooring, spotlights and sliding French doors to the rear yard.

LOCATION

The property is located on Maybank High Street around 1 mile from Newcastle town centre. Maybank is easily accessible from the A34, A500 and M6 motorway and is located 3.5 miles away.

SERVICES

Mains electric, gas, water and drainage are connected. Gas powered central heating installed throughout and boiler has just been serviced. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £7,600

Rates Payable: £3,792.40 pa (25/26)

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

ACCOMMODATION

Ground Floor 60 High Street

Front sales:	121 sq ft
Mid sales:	118 sq ft
Rear sales:	102 sq ft
Back reception:	188 sq ft

Ground floor 62 High Street

Sales:	264 sq ft
WC/Utility:	58 sq ft
NIA:	851 sq ft

First Floor 60-62 High Street

Room 1:	124 sq ft
Room 2:	104 sq ft
Room 3:	124 sq ft
Kitchen:	118 sq ft
Bathroom:	41 sq ft
NIA:	511 sq ft

Total NIA: 1,362 sq ft

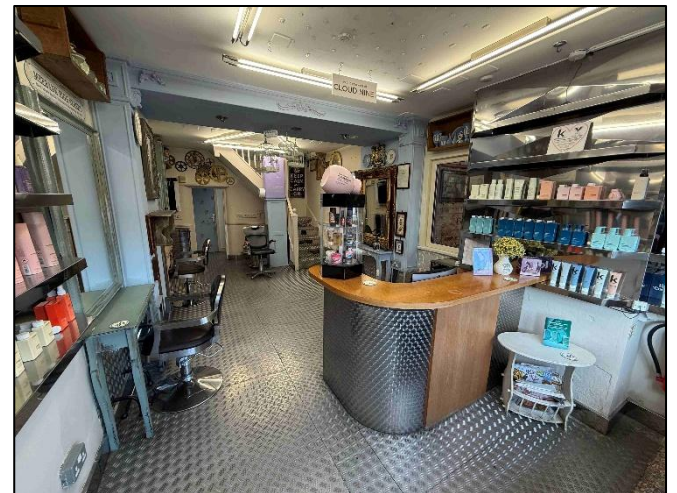
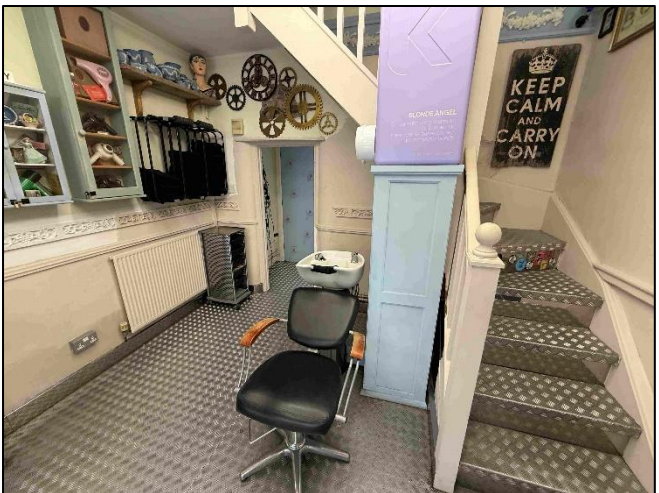
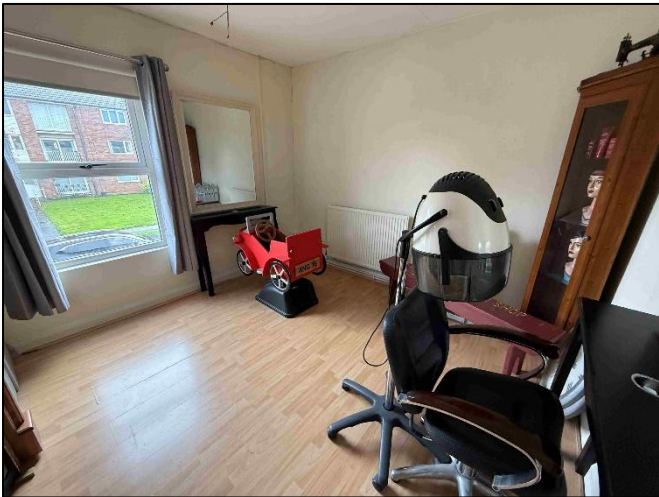
TENURE

Available freehold, subject to contract and with vacant possession upon completion.

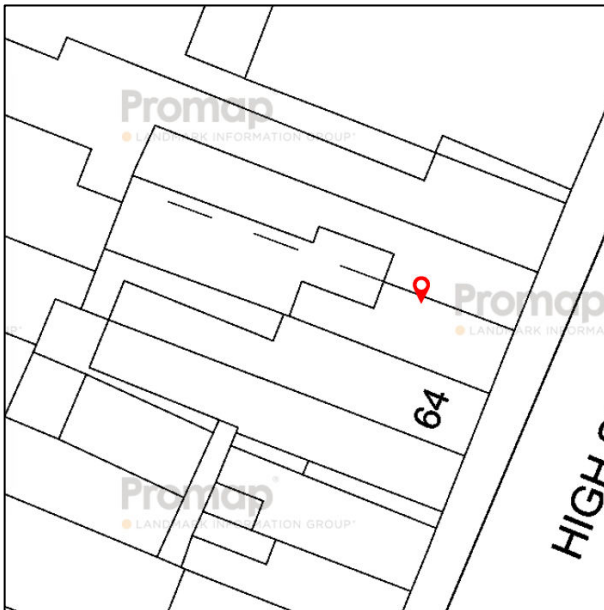
ANTI MONEY LAUNDERING REGULATIONS

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