



# RORY MACK

## ASSOCIATES

**KNUTTON COMMUNITY CENTRE,  
OFF HIGH STREET, KNUTTON,  
NEWCASTLE-UNDER-LYME, ST5 6BX**

**FOR SALE  
£245,000**

- Detached period property with redevelopment potential
- NIA: 2,898 sq ft including multiple meeting rooms and offices
- Presented in excellent condition
- Suitable for a number of different commercial uses
- EPC – TBC



## KNUTTON COMMUNITY CENTRE

### OFF HIGH STREET, KNUTTON

### NEWCASTLE-UNDER-LYME, ST5 6BX

#### GENERAL DESCRIPTION

A detached community centre of brick construction with a range of pitched and flat roof coverings. The property is located off the High Street in Knutton behind Cedars SEN School. The building briefly comprises an entrance vestibule, three good sized meeting rooms, a range of storerooms and bathrooms on the ground floor. The first floor has two large offices and there is a 218 sq ft basement which can also be used for storage. Externally the property has parking for around 6 cars with secure fencing surrounding the perimeter. The property was built in 1933 and has had two single storey extensions more recently, and could be extended above, subject to planning permission. The property benefits from gas fired central heating and coded door locks to most rooms.

#### LOCATION

The property is located at the bottom of a road accessed directly off the High Street in a mixed commercial and residential area of Knutton. The building is less than a mile from the centre of Newcastle-under-Lyme and easily accessible from the A34, A500 and M6 motorway.

#### SERVICES

We understand that mains water, drainage, gas and electricity is available. Heating provided by gas powered radiators. No services have been tested by the agents.

#### VAT

The sales price is not subject to VAT.

#### BUSINESS RATES

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Rateable Value: | £7,200                                                     |
| Rates Payable:  | £2750.40 pa (26/27)<br>Retail, hospitality or leisure use. |
| Rates Payable:  | £3,110.40 pa (26/27)<br>Any other use.                     |

Note: If you qualify for Small Business Rates you may be entitled to a rates payable reduction.

#### TENURE

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

#### ACCOMMODATION

##### Ground Floor

|                     |                    |
|---------------------|--------------------|
| Entrance Hall:      |                    |
| Meeting Room One:   | 341 sq ft          |
| Meeting Room Two:   | 910 sq ft          |
| Meeting Room Three: | 756 sq ft          |
| Store Room:         | 58 sq ft           |
| Store Room:         | 33 sq ft           |
| WC's:               | --                 |
| <b>NIA:</b>         | <b>2,098 sq ft</b> |

##### First Floor

|             |                  |
|-------------|------------------|
| Office:     | 457 sq ft        |
| Office:     | 125 sq ft        |
| <b>NIA:</b> | <b>582 sq ft</b> |

|           |           |
|-----------|-----------|
| Basement: | 218 sq ft |
|-----------|-----------|

**Total NIA: 2,898 sq ft**

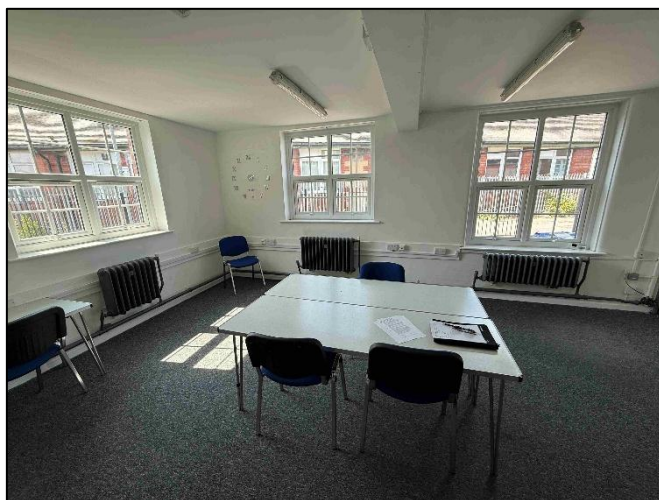
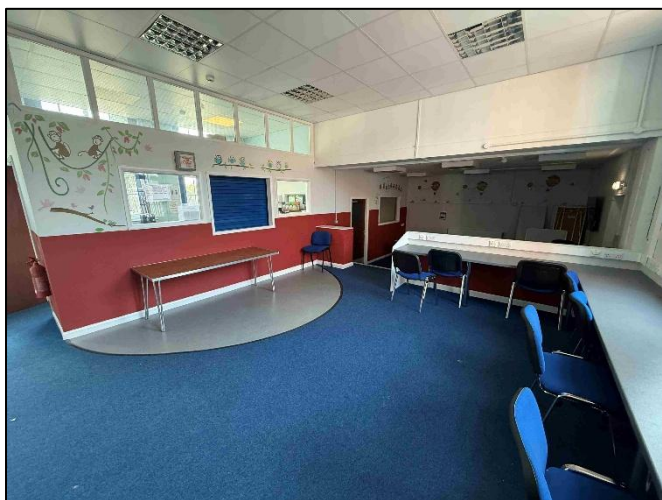
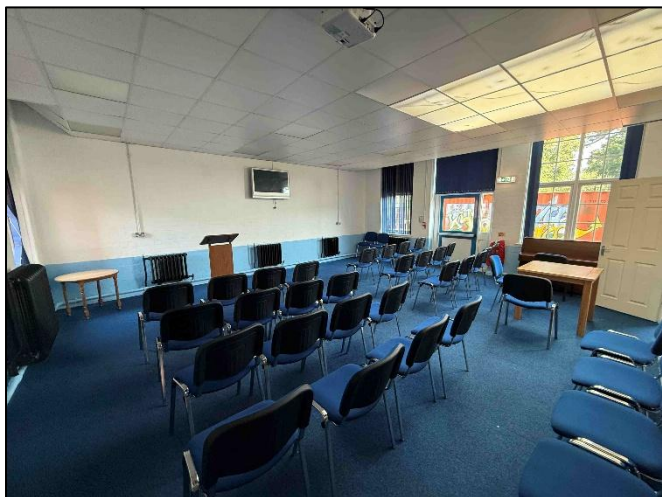
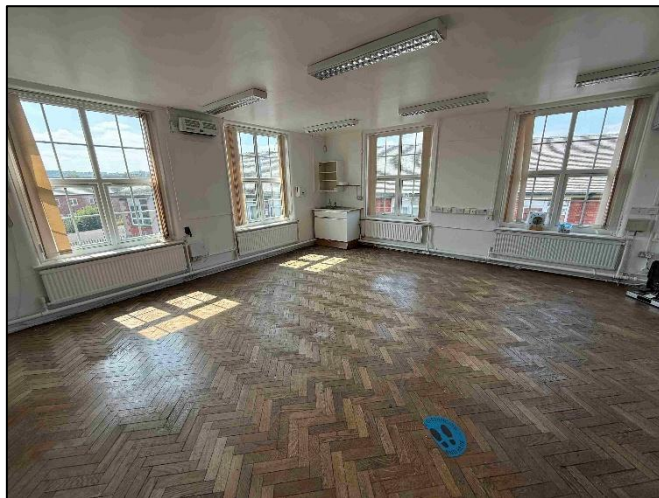
#### PLANNING PERMISSION

As the property has previously been used as a 'Community Centre' it will have an F2(b) Use Class Order 'Local Community'. This should easily enable the property to also be used for F1 'Learning and Non-Residential Institutions'. Alternative uses such as offices, professional services or day nursery (within the E Use Class Order) are also likely to be permitted, although will require a 'Change of Use' planning Application being granted.

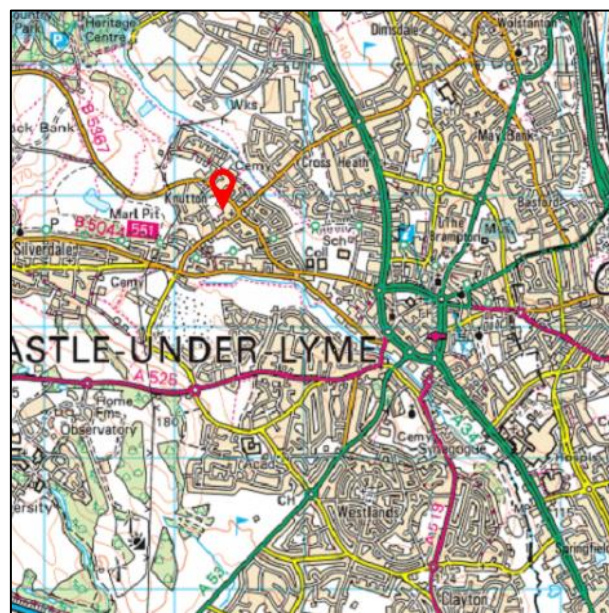
#### ANTI MONEY LAUNDERING REGULATIONS

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