

RORY MACK

ASSOCIATES



**TWYFORD HOUSE,
HASSELL STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1BN**

**TO LET
£19,950 PAX
FOR SALE
£225,000**

- Detached former dance studio 1,547 sq ft (NIA)
- Formally with planning consent for Retail use (A1)
- Prominent location within 20 yards of town centre
- EPC : Band E (101)



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GENERAL DESCRIPTION

Twyford House is a detached property principally comprising an open plan former dance studio constructed by means of a timber portal frame with part brick and part glazed elevations supporting a pitched and flat felted roof surface. Adjoining the main hall are several other rooms including entrance hall, office accommodation and kitchen area. Externally there is a detached garage providing storage accommodation and an enclosed courtyard area.

LOCATION

The property is prominently located on the fringe of Newcastle town centre at the junction with Garden Street and Hassell Street in an area that has recently seen a significant amount of new development of apartments and houses. There is a public car park immediately opposite the property.

SERVICES

We have been advised that all mains services are connected to the property. Heating is provided by a number of electricity powered wall mounted heaters. No services have been tested by the agents.

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. Alternatively, on a freehold basis subject to contract and with vacant possession upon completion.

ACCOMMODATION

Entrance Hall:	148 sq ft
Dance Studio:	902 sq ft
Office 1:	218 sq ft
Office 2/Kitchen:	160 sq ft
Store:	119 sq ft
Male & Female WC's:	

TOTAL NIA **1,547 sq ft (144m2)**

Detached garage	551 sq ft
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BUSINESS RATES

Rateable Value £4,050

Rates Payable £2020.95 pa (24/25)

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

VAT

The sale price/rent is not subject to VAT.

PLANNING

At present the property is being used children's play centre however, change of use (Application no: 05/00464/COU) was granted in July 2005 permitting change of use to A1 (retail). This consent has now expired but should be renewed subject to a new application being submitted.

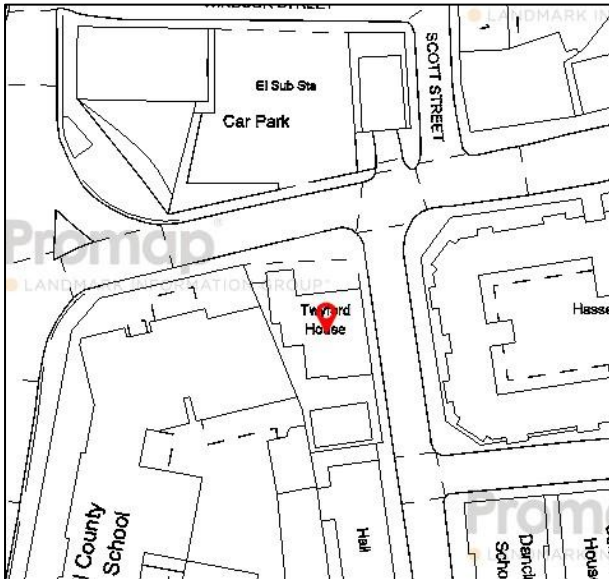
ANTI MONEY LAUNDERING REGULATIONS

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