

RORY MACK

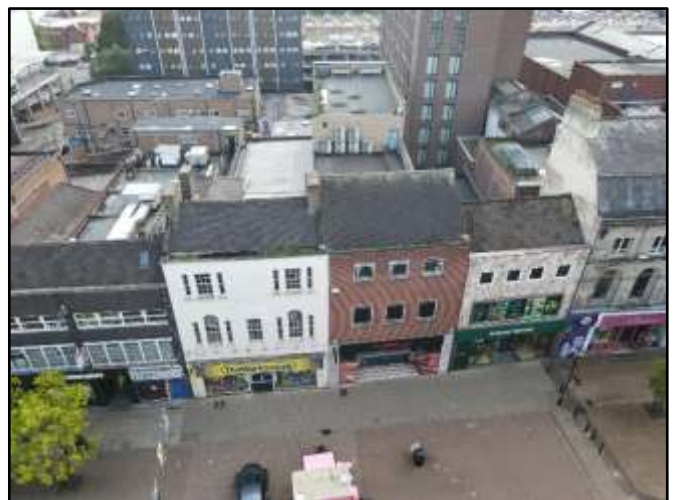
ASSOCIATES



**76 HIGH STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1QQ**

**FOR SALE
£350,000
TO LET
£35,000 PAX**

- Large mid-terraced town centre property in prime central location
- GIA: 7,242 sq ft plus private car park plus basement
- Adjacent to The Works, Holland & Barrett and McDonalds.
- EPC – Band C (58)



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GENERAL DESCRIPTION

A large town centre property principally arranged on the ground floor with a sales area of approximately 2,800 sq ft and a further sales area on the first floor extending to approximately 2,700 sq ft. There are additional storage and office/plant room areas at second floor level plus basement space. The building benefits from an internal customer/passenger lift and goods lift located at the rear. There is a customer staircase through the middle of the property and staff/emergency staircase at the rear. To the rear and accessed off The Midway is a private carpark for multiple vehicles also providing a loading area to the rear of the property. The property could be used for retail or leisure purposes and the upper floors also lend themselves to residential conversion, subject to planning where necessary.

LOCATION

The building is situated in the centre of Newcastle-under-Lyme close to national retailers, Holland & Barrett, The Works, McDonalds and Clintons Cards. The outdoor market is directly in front and the new multi-storey car park within a 5 minute walk. Newcastle is undergoing a huge regeneration programme with new mixed-use developments replacing older tired buildings within the town centre.

SERVICES

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

VAT

The sale price and rent is subject to VAT.

BUSINESS RATES

Rateable Value:	£38,250
Rates Payable:	£14,611.50 pa (26/27) Retail, hospitality or leisure use.
Rates Payable:	£16,524 pa (26/27) Any other use.

TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease, for a term to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees

ACCOMMODATION

Ground floor GIA:	2,959 sq ft
First floor GIA:	2,873 sq ft
Second floor GIA:	1,410 sq ft
Total GIA:	7,242 sq ft
Basement:	538 sq ft

ANTI MONEY LAUNDERING REGULATIONS

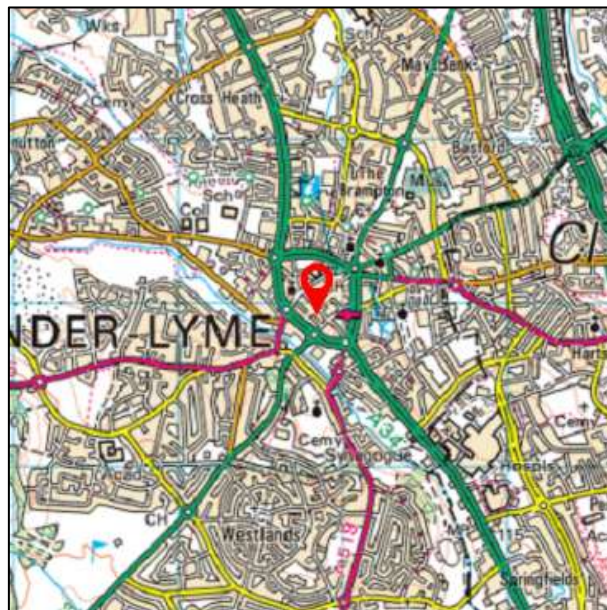
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate 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