

RORY MACK

ASSOCIATES

FOR SALE:

£495,000

53 Ironmarket

Newcastle-under-Lyme
Staffordshire, ST5 1PE



- **Very well-presented three storey town centre commercial premises**
- **Located within the pedestrianised area of Newcastle-under-Lyme**
- **Formerly used as a bar/restaurant and fully fitted throughout**
- **With A4 consent permitting A1 (Retail), A2 (Professional Office) and A3 (Restaurant)**

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GENERAL DESCRIPTION

A well-presented three storey town centre commercial premises with glazed frontage, located within the pedestrianised area of Newcastle-under-Lyme. Most recently used as a restaurant but would also be suitable for alternative uses including professional offices or retail (STP).

LOCATION

The premises are located at the corner of Ironmarket and Market Lane in Newcastle-Under-Lyme town centre. Ironmarket is one of the main shopping streets in the town centre. Flanked on both sides by a range of buildings of varying age and style which are mainly in retail use, but there are also numerous public houses, cafes and restaurants. The property is also within close proximity to a number of national retailers including; New Look, Scott's, Greggs, JD Sports, Vodafone, Costa Coffee and CEX to name a few.

ACCOMMODATION

Ground Floor comprises:

The premises has a fully glazed frontage which leads into the bar and seating areas. There is a spiral staircase at the front to the upper floors. To the rear are male and female WC's and access to the internal fire escape.

NIA: 2,125 sq. ft.

First Floor comprises:

An attractive spiral staircase and a circular bar and seating area; (both situated to the front section of this property), and to the rear is the main seating area behind a curved glass partition with the male and female WC's.

NIA: 2,125 sq. ft.

Second Floor comprises:

A seating area with WC's, along with access to the third floor plant room and a fire escape exit to the rear. Followed by a kitchen which is located beyond the aforementioned seating area, are two dumbwaiters, a stores area and an office.

NIA: 2,125 sq. ft.

Total NIA: 8,500 sq. ft.

Basement:

This is accessed via the stairs (underneath the staircase), and provides storage and barrel access via a lift from Market Lane.

NIA: 2,125 sq. ft.

SERVICES

Mains, gas, water, drainage and electricity connected. There are a number of air conditioning units throughout. The property benefits from two dumb waiters serving all floors. Please note that no services have been tested by the agents.

VAT

The sale price is subject to VAT.

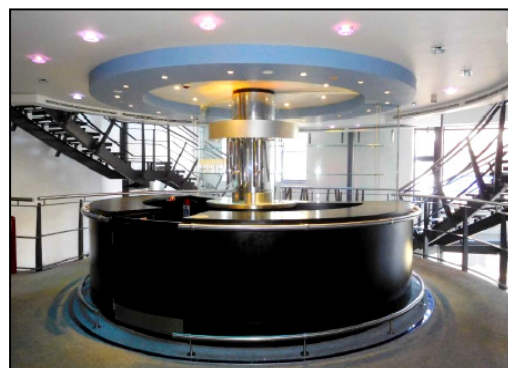
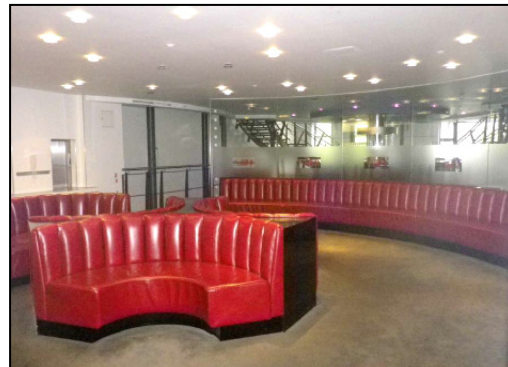
EPC

Band C (Asset Rating 73).

PLANNING

The current Use Class is (A4) which includes A3, A2 and A1. It is recommended that potential occupiers make all enquiries to their local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

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Strictly by appointment through agents:

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