

RORY MACK

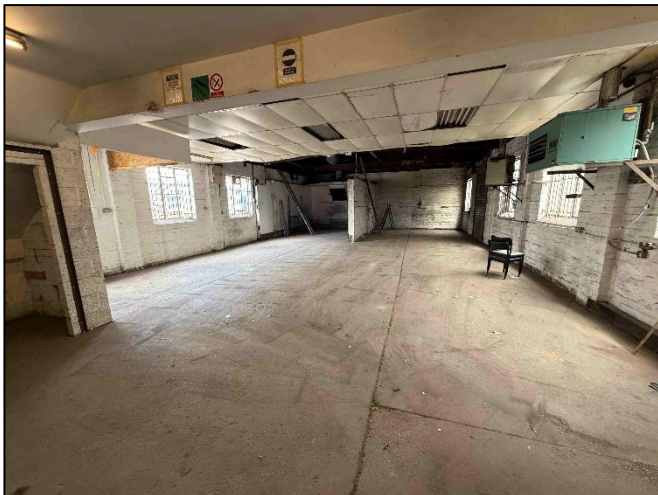
ASSOCIATES



**7 STONEWALL PLACE,
SILVERDALE,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 6NR**

**FOR SALE
£200,000
TO LET
£16,000 PAX**

- Garage/workshop premises extending to 2,146 sq ft
- Popular location on established industrial estate with excellent road links
- Formerly used as a car mechanics garage
- EPC: TBC



7 STONEWALL PLACE

SILVERDALE, NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 6NR

GENERAL DESCRIPTION

A versatile garage/workshop premises of brick elevations supporting a pitch roof surface over the workshop and a flat roof surface over the two-storey office area. There is an apron of land fronting the unit providing on-site parking together with a covered area of land to the right-hand side of the property providing secure storage. Internally the workshop is open plan with a toilet and small office area towards the front together with a first-floor area comprising a kitchen, office and two toilets. The building benefits from roller shutter access to the front and side lean-to storage area.

LOCATION

The property forms part of an established industrial estate in Silverdale, on the outskirts of Newcastle and has excellent road connections with easy access to the A34 which leads directly to the A500 providing access to Junctions 15 and 16 of the M6. Newcastle town centre is approx. 1 ½ miles to the east.

SERVICES

We understand that all mains services are connected to include 3 phase electricity. Please note that no services have been tested by the agents.

VAT

The sale price/rent is subject to VAT.

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 ret reviews every three years and with each party bearing their own legal fees

ACCOMODATION

Workshop (inc WC and office):	1,800 sq ft
First floor offices, kitchen & WC's:	346 sq ft
Total GIA:	2,146 sq ft
Undercover storage area:	393 sq ft

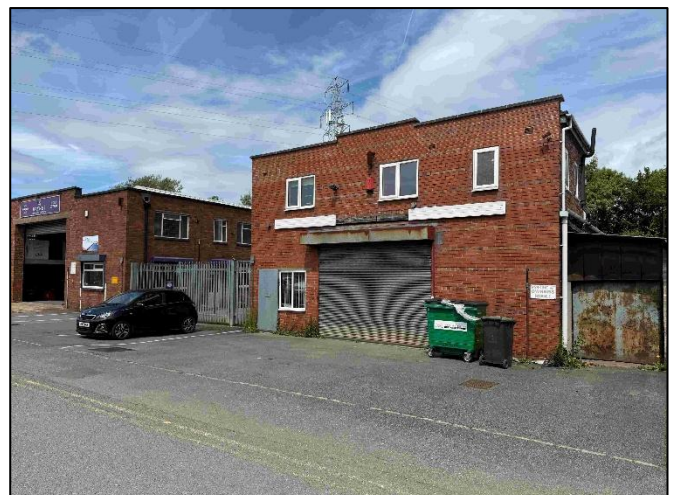
BUSINESS RATES

Rateable Value:	£7,000
Rates Payable:	£3,024 pa (26/27)

Note: if you qualify for Small Business Rates Relief you should be entitled to a 100% rate exception.

ANTI MONEY LAUNDERING REGULATIONS

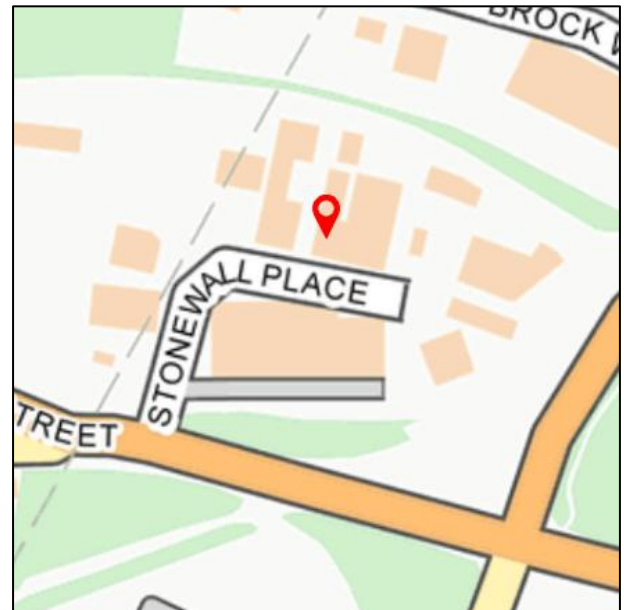
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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SILVERDALE, NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 6NR



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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