

RORY MACK

ASSOCIATES

TO LET:

REDUCED £30,000 PAX

1 King Street

Newcastle-Under-Lyme,
Staffordshire, ST5 1EN



- **Very prominent restaurant premises**
- **Period property providing 2,844 sq. ft. (NIA) with 5 car parking spaces to rear**
- **Edge of town centre location with frontage to Ring Road and A53**
- **Would also suit alternative uses to include Retail or Office (STP) where necessary**

COMMERCIAL ESTATE AGENCY
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GENERAL DESCRIPTION

A rare opportunity to acquire a prominently located period restaurant premises arranged on ground and 1st floor, together with a separately accessed 2nd floor penthouse style apartment. The restaurant is accessed via an imposing entrance hall leading to the main dining area which has an extensive floor to ceiling glazed frontage to King Street. There are additional function rooms with bar facilities at ground and 1st floor together with spacious kitchen, male and female toilets and private office accommodation. The apartment extends over the entire area of the building, at 2nd floor level and although internally accessed. There is an external staircase to the rear making the apartment completely self-contained. The apartment is well appointed with fully fitted kitchen and two spacious bathrooms and offices. This offers superb town centre living accommodation.

LOCATION

Excellently located on King Street, which is both one of Newcastle's principle professional trading areas as well as the main arterial route between Newcastle and Hanley, the property is within easy walking distance of Newcastle town centre. The A500 is approximately ¼ mile providing access to both Junctions 15 and 16 of the M6 as well as the recently extended A50.

ACCOMMODATION

Ground Floor:		1st Floor:	
Entrance Hall:	-	Gallery Landing:	-
Bar/Function Room:	364 sq. ft.	Function Room:	298 sq. ft.
Drink store:	75 sq. ft.	Office:	324 sq. ft.
Restaurant:	782 sq. ft.	Store:	72 sq. ft.
Store:	20 sq. ft.	Gents:	180 sq. ft.
Servery:	50 sq. ft.	Ladies:	320 sq. ft.
Kitchen:	359 sq. ft.		
Disabled WC:	-		

Total NIA: 2,844 sq. ft.

Cellar: Unmeasured

External: There is a car parking area to the rear for 5 cars (see attached Title Plan).

SERVICES

All mains are connected. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

PLANNING

Formerly used as offices, the property had consent granted in 2002, to be used as a restaurant and more recently with a self-contained flat above at 2nd floor level. With an established A3 Use Class Order the property can also be used for A2 (Professional Offices) and A1 (Retail) purposes without needing planning permission.

BUSINESS RATES/COUNCIL TAX**Restaurant:**

Rateable Value: £29,750

Rates Payable: £13,863.50 pa (18/19)

Apartment:

Council Tax Band E

Council Tax Payable: £1,771.53 pa (14/15)

EPC

Rating D (98)

TENURE

Available by the way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every 3 years and with the incoming tenant being responsible for landlords reasonable legal fees.

C0504/23012018

Strictly by appointment through agents:

Rory Mack Associates

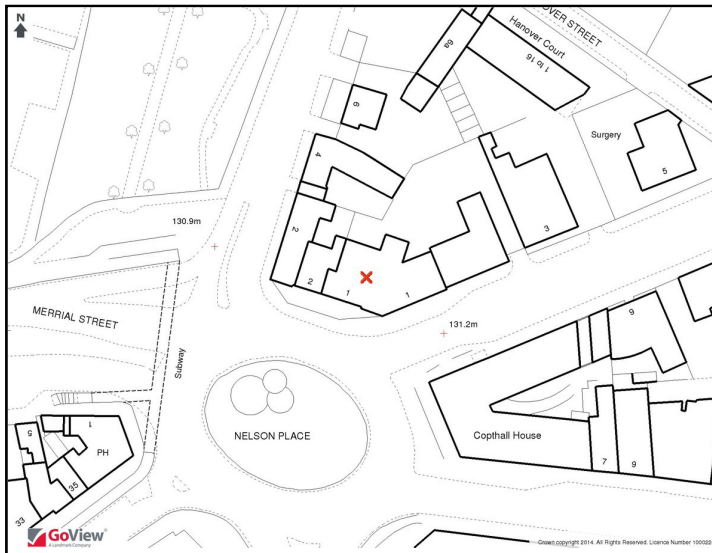
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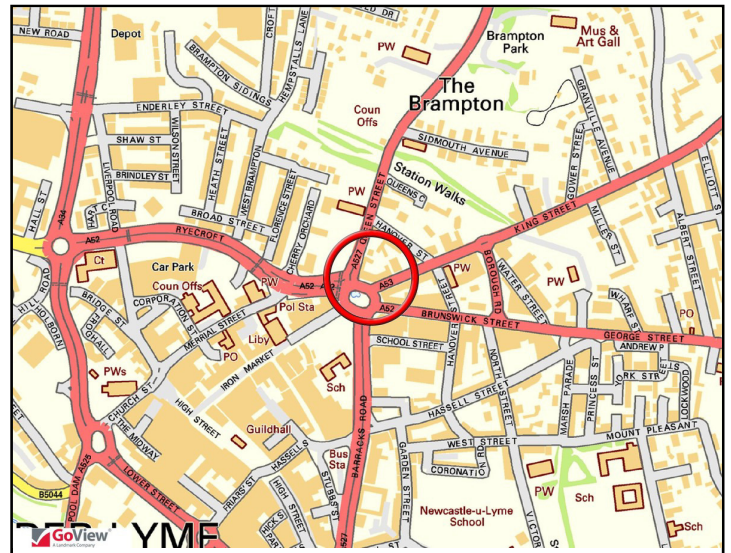
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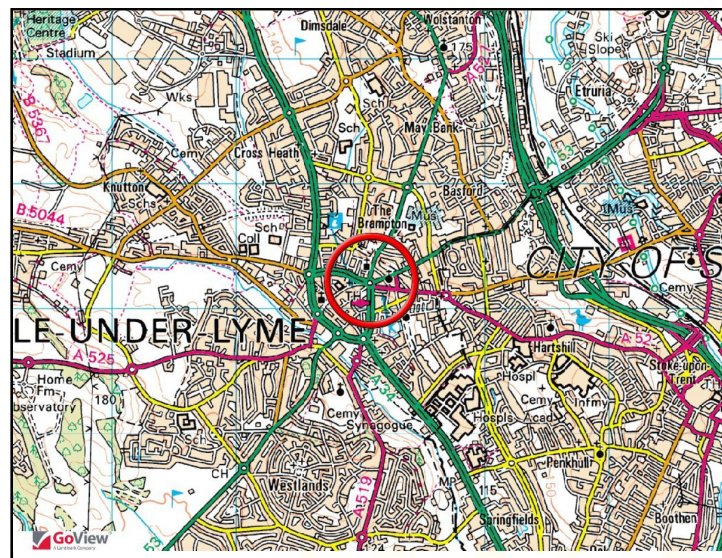
ORDNANCE MAP



STREET MAP



TOWN MAP



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