

RORY MACK

ASSOCIATES

TO LET:

£20,000 PAX

8 Iron Market (Ground Floor Only)

Newcastle-under-Lyme
Staffordshire, ST5 1RF



- Prominent ground floor Retail unit
- Located within the pedestrianised area of Newcastle under Lyme
- Close to a number of national retailers including; New Look, Coral and Café Nero
- Total NIA (Ground Floor only): 793 sq. ft. / 73.67 sq. m.
- New Lease available

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A well-presented ground floor town centre retail premises with glazed frontage, located within the pedestrianised area of Newcastle under Lyme. Most recently used by British Heart Foundation (A1) retail, but would also be suitable for alternative uses (STP).

LOCATION

The premises is located on Iron Market in Newcastle under Lyme. Iron Market is one of the main shopping streets in the town centre. Flanked on both sides by a range of buildings of various styles which are mainly used for retail purposes, there are also a number of public houses, cafes and restaurants within close proximity. The property is also within close proximity to a number of national retailers including; New Look, Scotts, Greggs, JD Sports, Vodafone, Café Nero, Yates and Toni & Guy to name a few.

ACCOMMODATION

Ground Floor Sales:	793 sq. ft.	73.67 sq. m.
WC:	-	-
Total NIA:	793 sq. ft.	73.67 sq. m.

SERVICES

Mains gas, water, drainage and electricity are connected. Please note that no services have been tested by the agents.

VAT

The rent may be subject to VAT.

EPC

TBA

BUSINESS RATES

Rateable Value: £17,500

Rates Payable: £8,155 pa (17/18)

TENURE

The property is available by the way of a Full Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for the landlords reasonable fees.

V01356/20112017



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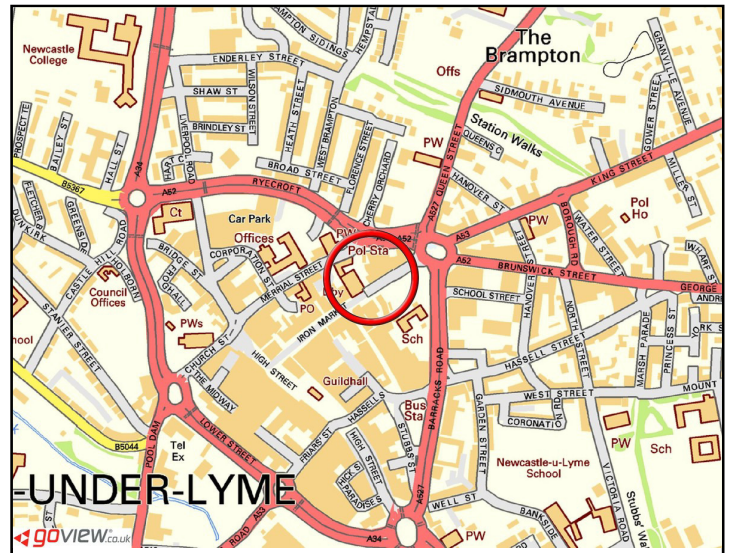
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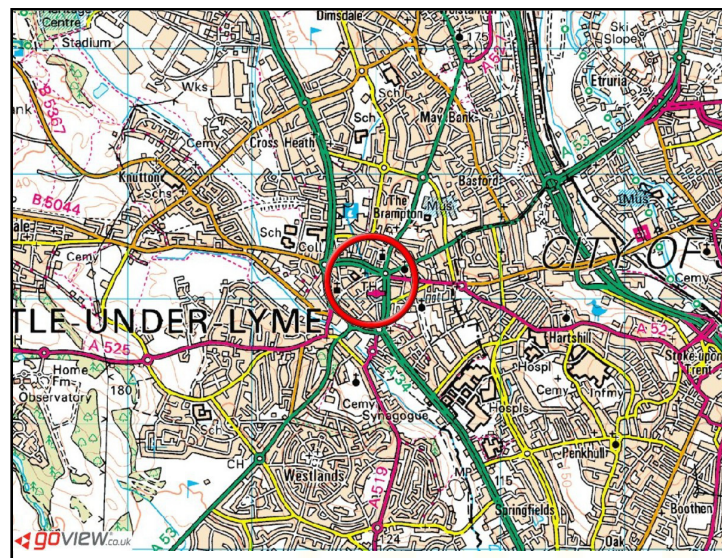
ORDNANCE MAP



STREET MAP



TOWN MAP



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