

RORY MACK

ASSOCIATES

TO LET:  
FOR SALE: **REDUCED**

£25,000 PAX  
£280,000

Nelson Place

Newcastle-under-Lyme  
Staffordshire, ST5 1EB



- Prominently located three storey property with basement and a range of 1st and 2nd floor offices
- Would suit a range of uses to include Restaurant (A4), Retail (A1) or Professional Offices (A2), STP
- Total NIA 2,726 sq.ft. or 253 sq.m.

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk



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

WWW.RORYMACK.CO.UK

## GENERAL DESCRIPTION

A very prominently located three storey property with basement and a range of 1<sup>st</sup> and 2<sup>nd</sup> floor offices. Formerly used as a licenced bar/club (A4) the property offers excellent potential for a range of alternative uses to include bars, restaurant, retail or professional offices, subject to planning where necessary.

## LOCATION

The property occupies a prominent position over looking Nelson Place round-a-bout which connects the major road network in Newcastle-under-Lyme. The property is located on the corner of the Ironmarket and Rycroft Ring Road, forming part of the town centre conservation area. Newcastle is currently undergoing significant investment with the development of the new Civic Offices located within 50 yards which is adjacent to Queens Gardens. A mixed use retail and student accommodation development is proposed for the former Sainsbury's site and the former public baths on the opposite site of Nelson Place and currently being developed to create a 276 student bed accommodation.

## ACCOMMODATION

**Ground Floor bar/Sales Area:** 1,458 sq.ft.

The premises currently has a U shaped retail area accessible from all three elevations. There is a central serving bar and to the rear are the ladies and gents toilets, and access to the basement. A side access from Rycroft provides pedestrian access to the rear, which in turn allows access to an external store (previously toilets) and a fire escape to the first floor.

**First Floor:** 857 sq.ft.

Consists of four rooms with a w.c., would suit use as offices, kitchen or living accommodation (STP)

**Second Floor:** 411 sq.ft.

Consisting of three further rooms which could be used as further offices, stores or living accommodation.

## Cellar:

Housing all the barrels and lines with barrel drop located off Queens Parade

## VAT

The rent/sale price is subject to VAT.

## SERVICES

All mains services are available subject to any reconnection which may be necessary.

## BUSINESS RATES

Rateable Value: £21,500

Rates Payable: £10,556.50 pa (19/20)

## EPC RATING

TBA

## TENURE

Available freehold with vacant possession upon completion. Alternatively the property is 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 three years and with the incoming tenant being responsible for the landlords reasonable legal fees.

## JOINT AGENTS

Butters John Bee

Tel: 01782 261511

## MISREPRESENTATION ACT STATEMENT

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

# RORY MACK

## ASSOCIATES



**C0846/01082019**

Strictly by appointment through agents:

Rory Mack Associates

**T:** 01782 715725

**F:** 01782 715726

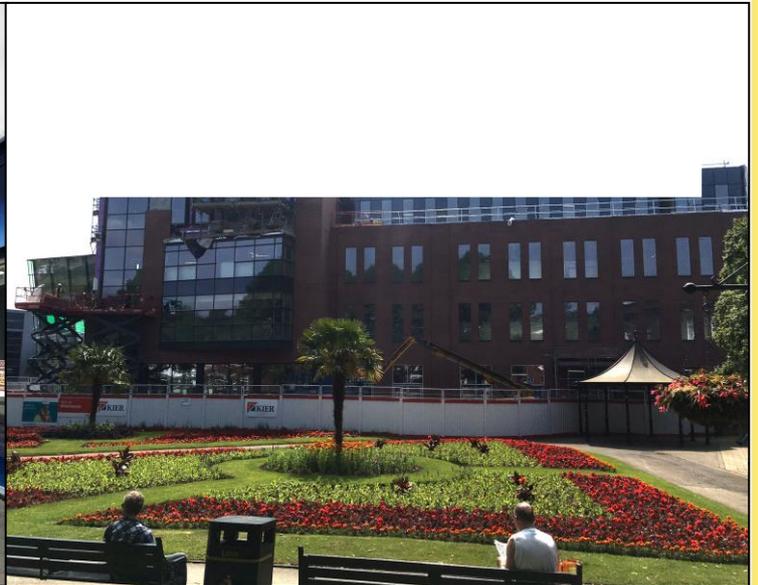
**E:** enquiries@rorymack.co.uk

**WWW.RORYMACK.CO.UK**

### Castle Walk



### Civic Centre

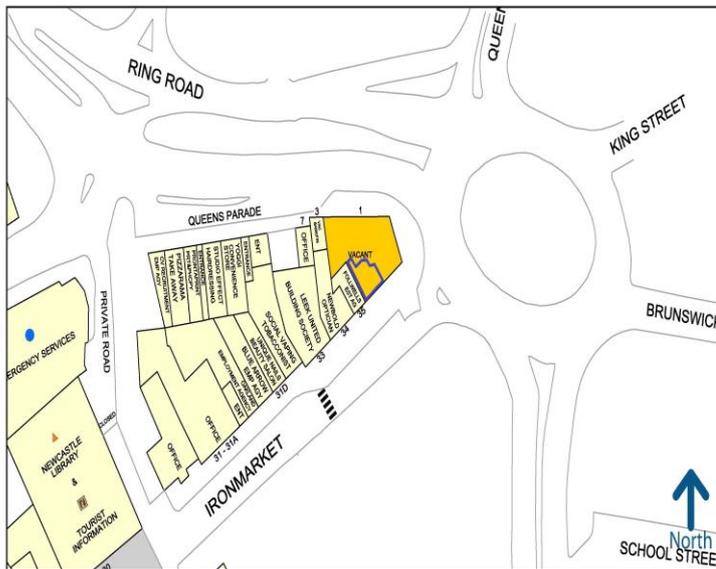


### GOAD MAP

### STREET MAP



Newcastle-under-Lyme



38 metres

Experian Goad Plan Created: 14/08/2017  
Created By: BJB Professional Services Limited

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)