



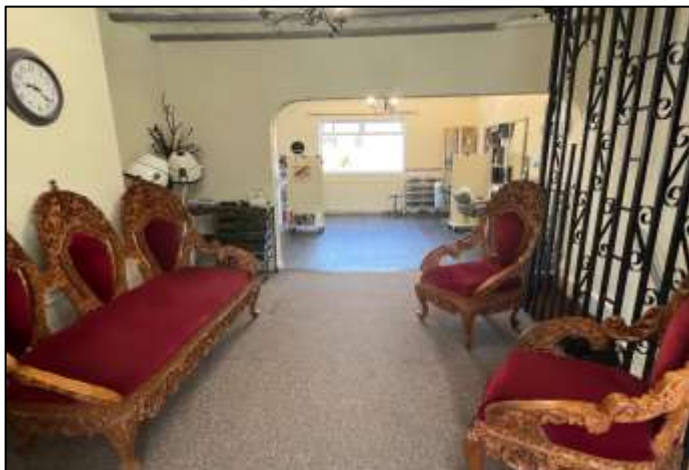
RORY MACK

ASSOCIATES

**58 LIVERPOOL ROAD,
NEWCASTLE UNDER LYME,
STAFFORDSHIRE, ST5 2AX**

**FOR SALE
£125,000**

- Retail/office premises with first floor former hair salon
- Total NIA 919 sq ft with 434 sq ft of ground floor sales
- Main road frontage on outskirts of town centre
- Potential to convert first floor into residential (STP)
- Land to the rear suitable for onsite car parking
- EPC: TBC



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GENERAL DESCRIPTION

The property comprises a traditional mid terrace retail/office premises briefly comprising a ground floor sales area, to the rear of which is a kitchen and WC together with a first floor former hair salon. The property has previously been extended to the rear to ground and first floor level to extend the sales areas and also benefits from an area of land to the rear which could easily be cleared to create an onsite parking area. Subject to planning, the first floor could be separated from the ground floor to create a self-contained flat for which there is high rental demand in the area.

LOCATION

The property forms part of an established parade of mix use commercial premises on the outskirts of the town centre immediately in front of the subway entrance and on-street parking. There is vehicular access to the rear of the property enabling the land to the rear to be cleared to create onsite parking facilities.

SERVICES

All mains services are connected. Gas fired central heating installed. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Freehold, subject to contract and with vacant possession upon completion.

BUSINESS RATES

Rateable Value: £7,300

Rates Payable: £3,642.70 pa (23/24)

Note: If you qualify for Small Business Rates Relief you may be entitled to a 100% business rates exemption.

ACCOMMODATION

Ground Floor

Sales area: 434 sq ft

Kitchen: 58 sq ft

WC: -

First floor

Salon: 427 sq ft

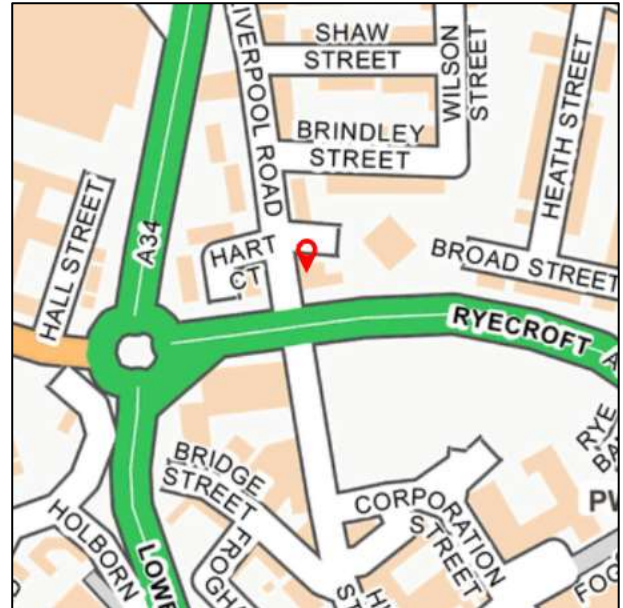
Total NIA: 919 sq ft

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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ST5 2AX**



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