

RORY MACK

ASSOCIATES

TO LET:

**REDUCED** £20,000 PAX

41 High Street

Newcastle-under-Lyme  
Staffordshire, ST5 1QZ



- Prime retail unit with A2 consent in the heart of town centre
- Ground floor and basement areas only
- Ground floor sales 1,392 sq. ft. plus basement storage 491 sq. ft.
- Imposing building formerly used as a bank
- EPC: Band E (Asset Rating 113)

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Rory Mack Associates Ltd.  
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## GENERAL DESCRIPTION

An imposing former banking hall occupying a prime location in the centre of Newcastle under Lyme. The property is currently undergoing an extensive program of refurbishment with the upper floors being converted into residential accommodation, leaving the ground floor together with the basement storage available to let. The ground floor area briefly comprises an open plan sales area with high ceilings and ornate plaster detailing with stairs to the rear leading down to the basement which offers excellent storage accommodation.

## LOCATION

The property is centrally located in a prime position at the junction with High Street and Ironmarket. Neighbouring retailers include Café Nero, Lloyds Bank, Clarks, SpecSavers and The Co-op Bank.

## ACCOMMODATION

### Ground Floor

Sales Area: 1,392 sq. ft. (129.4 sq.m.)

### Basement

Storage: 491 sq. ft. (45.6 sq.m.)

WCs: -

**Total NIA: 1,833 sq. ft. (175 sq.m.)**

## VAT

The rent is not subject to VAT.

## SERVICES

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

## BUSINESS RATES

To be reassessed. The agents expect the Rateable Value to be assessed at circa £25,000 which would generate a Rates Payable of approx. £12,300 pa (19/20).

## EPC

Band E (Asset Rating 113)

## PLANNING

Formerly used as a banking hall, the property has a long established A2 Use Class order which also includes A1 (Retail) use.

## TENURE

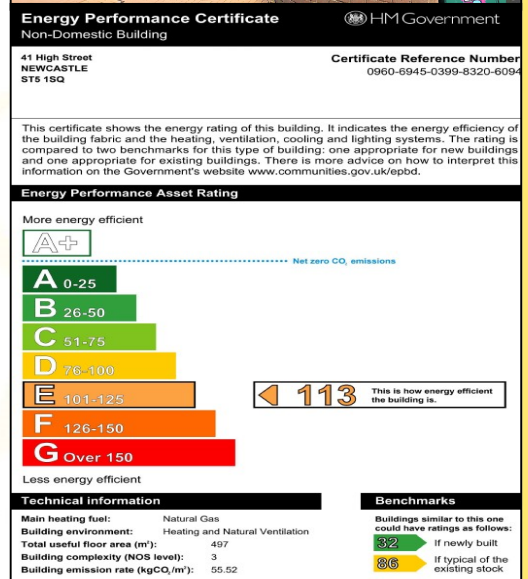
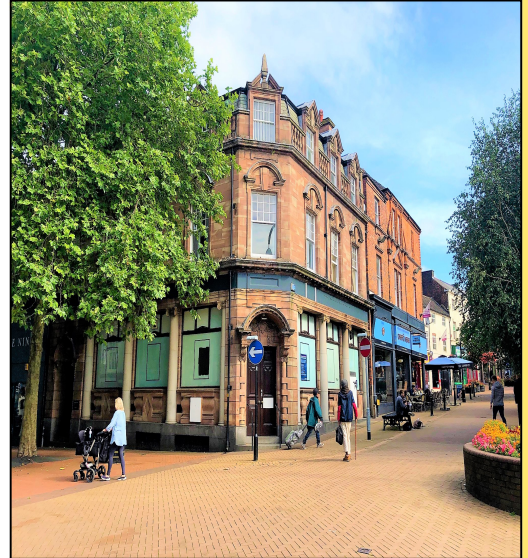
Available by way of a new Internal Repairing and Insuring lease for a term of years to be negotiated, with the incoming tenant being responsible for the landlord's legal fees.

## CO2201/26112019

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.

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Strictly by appointment through agents:

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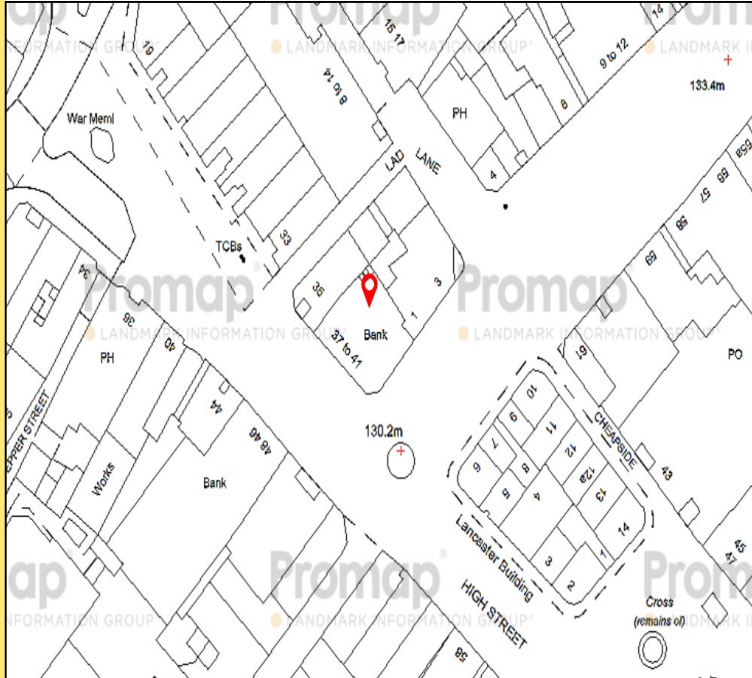
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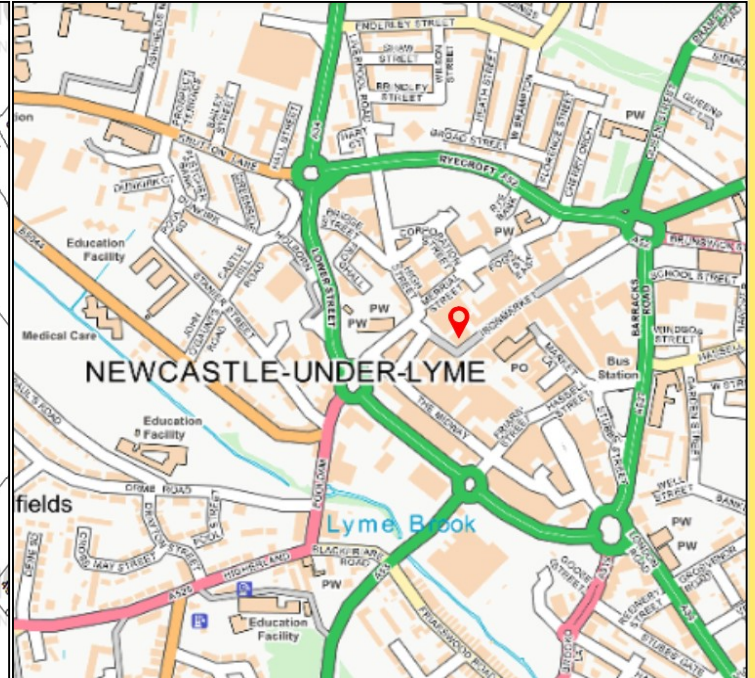
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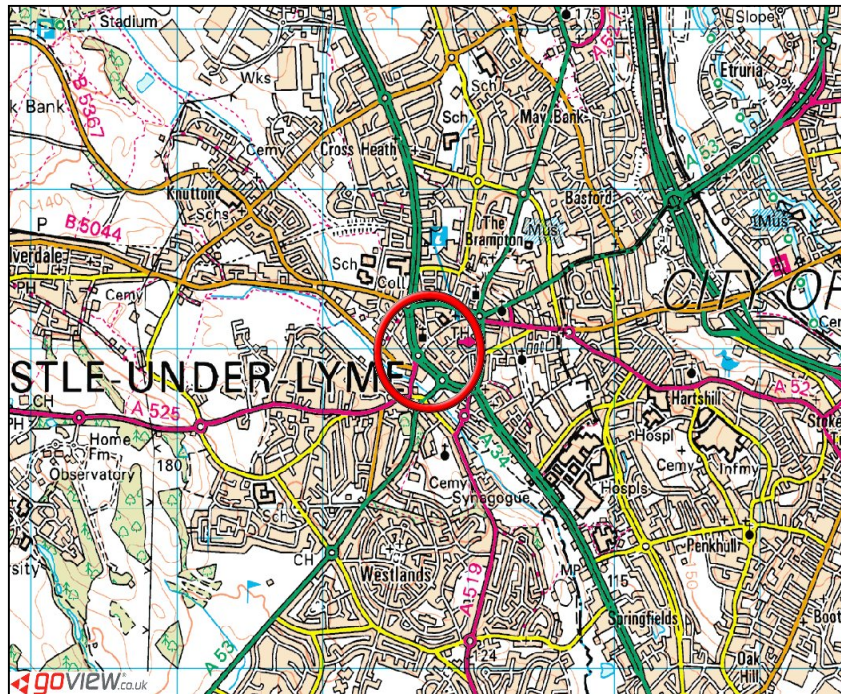
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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