

# RORY MACK

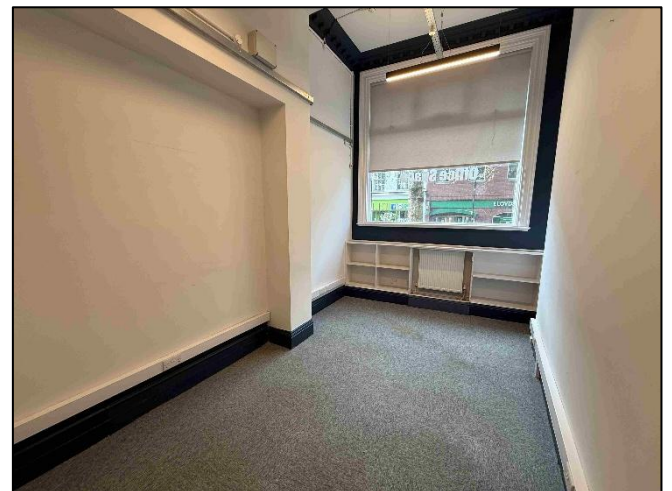
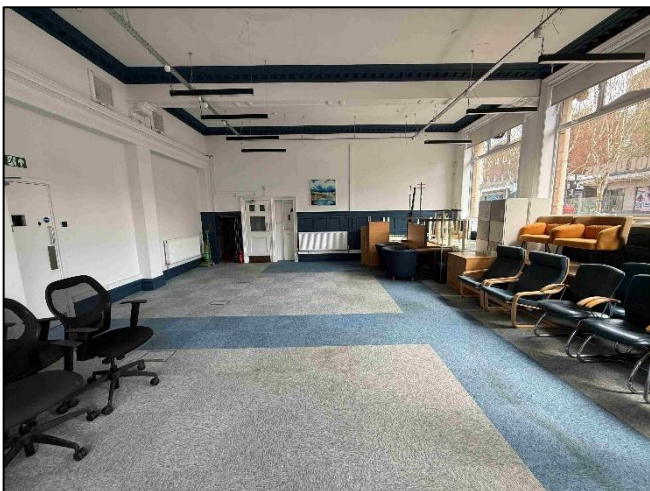
ASSOCIATES



**GRD FLOOR - 41 HIGH STREET,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 1QZ**

**TO LET  
£17,500 PA**

- Imposing town centre retail/office premises
- NIA of 2,152 sq ft with 926 sq ft sales area with dual aspect frontage
- Versatile space suitable for multiple use plus basement rooms
- Surrounded by national retailers such as Café Nero and Lloyds Bank
- EPC: Band C (70)



# 41 HIGH STREET

## NEWCASTLE-UNDER-LYME

### STAFFORDSHIRE, ST5 1QZ

#### GENERAL DESCRIPTION

An impressive former banking hall occupying a prime position on the corner of Ironmarket and High Street in the centre of Newcastle-under-Lyme. The premises is presented as a blank canvass and would suit retail, office or coffee shop users. The premises includes 1,282 sq ft on the ground floor with an additional 870 sq ft of usable space in the basement laid out as separate treatment or office rooms with large kitchen and toilet. The ground floor comprises a large open plan area with multiple windows fronting Ironmarket and the High Street, plus three separate office rooms. The property benefits from pendant mood lights, LED strip lighting, suspended ceilings in some parts, single glazed timber framed windows and gas central heating. At the rear of the building is a service yard for commercial waste.

#### LOCATION

The property is centrally located in a prime position at the junction with High Street and Ironmarket and is next door to Café Nero. The property is less than five minutes' walk from the new multi-storey carpark.

#### SERVICES

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

#### TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease.

#### BUSINESS RATES

Rateable Value: £22,000  
Rates Payable: £8,404 pa (26/27) if used for retail, hospitality or leisure.  
Rates Payable: £9,504pa (26/27) if used for any other purposes.

#### VAT

The rent is not subject to VAT.

#### ACCOMMODATION

##### Ground floor

Sales area:	926 sq ft
Office 1:	177 sq ft
Office 2:	94 sq ft
Office 3:	85 sq ft
<b>NIA:</b>	<b>1,282 sq ft</b>

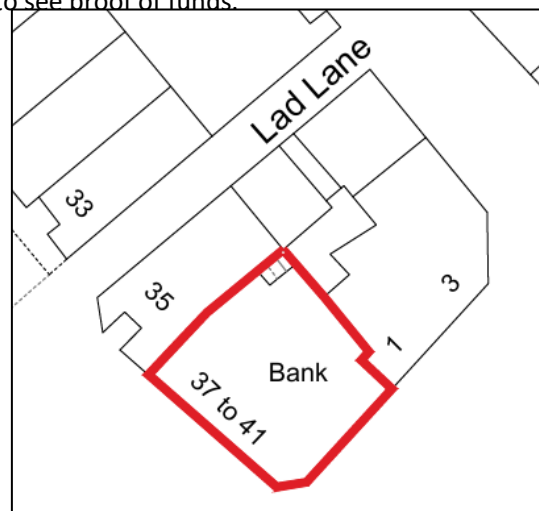
##### Basement level

Hallway/reception:	370 sq ft
Kitchen:	105 sq ft
Treatment room:	78 sq ft
Treatment room:	108 sq ft
Store:	126 sq ft
Store:	83 sq ft
Ladies WC:	--
Gents WC:	--
<b>NIA:</b>	<b>870 sq ft</b>

**Total NIA: 2,152 sq ft**

#### ANTI MONEY LAUNDERING REGULATIONS

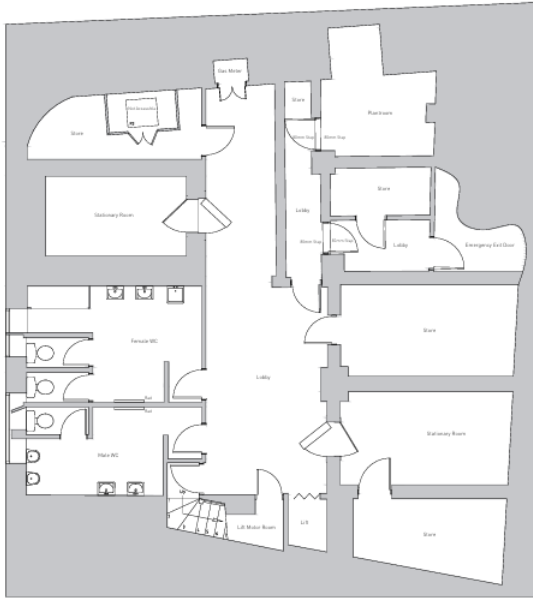
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



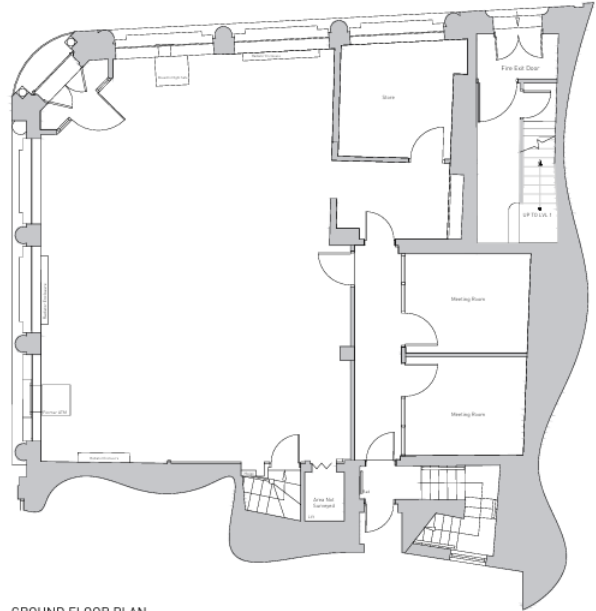
41 HIGH STREET

NEWCASTLE-UNDER-LYME

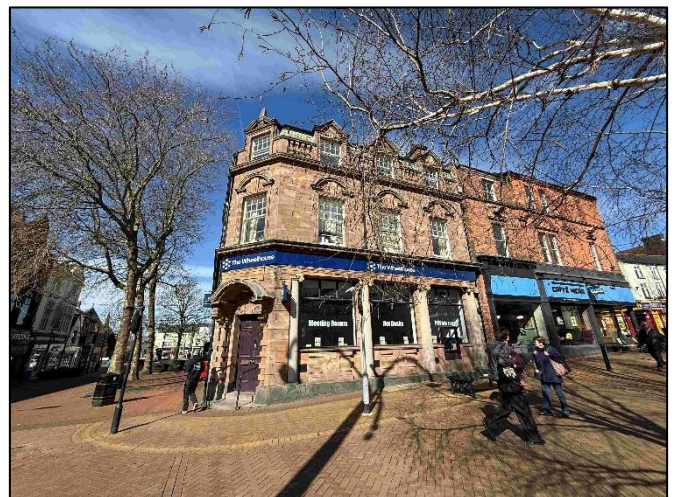
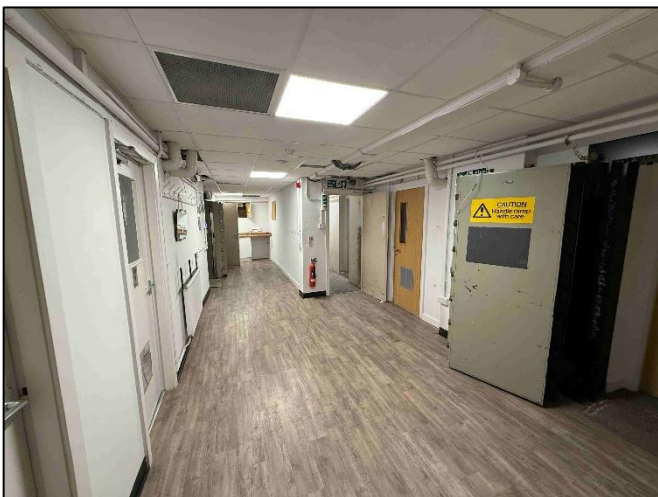
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BASEMENT PLAN



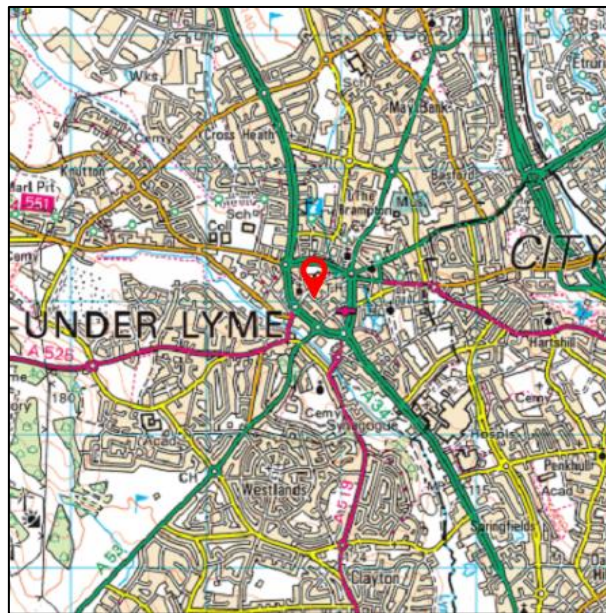
GROUND FLOOR PLAN



41 HIGH STREET

NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 1QZ



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements