



# RORY MACK

## ASSOCIATES

**LAND AT SILVERDALE ROAD,  
NEWCASTLE-UNDER-LYME,  
STAFFORSHIRE, ST5 2TA**

**TO LET  
£30,000 PAX**

- Level and secure open storage site extending to 0.80 acres
- Clear of any buildings with majority of site covered in compacted hardcore
- Excellent road connections – A34: 0.5 miles, J15 M6: 3 miles
- Ideal site for storage or trade of large goods



# LAND AT SILVERDALE ROAD

## NEWCASTLE-UNDER-LYME

### ST5 2TA

#### GENERAL DESCRIPTION

A level parcel of land extending to 0.80 acres, finished in either crushed stone or compacted hardcore. The site has an extensive frontage to Silverdale Road and a long-established history of being used for storage purposes. Subject to planning permission, the site would suit a wide range of commercial uses and would make an ideal location for car storage, car sales, HGV compound or container storage yard. The site is surrounded by steel palisade fencing and offers a secure storage solution close to the town centre with excellent transport links in and around the area.

#### LOCATION

The site has a shared entrance and exit with a small number of storage units and workshops onto Silverdale Road and is within ½ mile of Newcastle-under-Lyme town centre. The land is in close proximity to NSCG Newcastle College, Newcastle Community Fire Station and a variety of warehouses and workshops.

#### SITE AREA

Referring to the land registry plan and ProMap we calculate the site are to extend to 0.80 acres.

#### SERVICES

We are advised that the site has access to and use of the shared toilet block. Mains water, drainage and electricity are connected to the site, although this is likely to be the top end where the workshops are located.

#### VAT

The rent is subject to VAT.

#### TENURE

Available by way of a new 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.

#### BUSINESS RATES

Rateable Value	£17,500
Rates Payable:	£8,732.50 pa (25/26)

#### ANTI MONEY LAUNDERING REGULATIONS

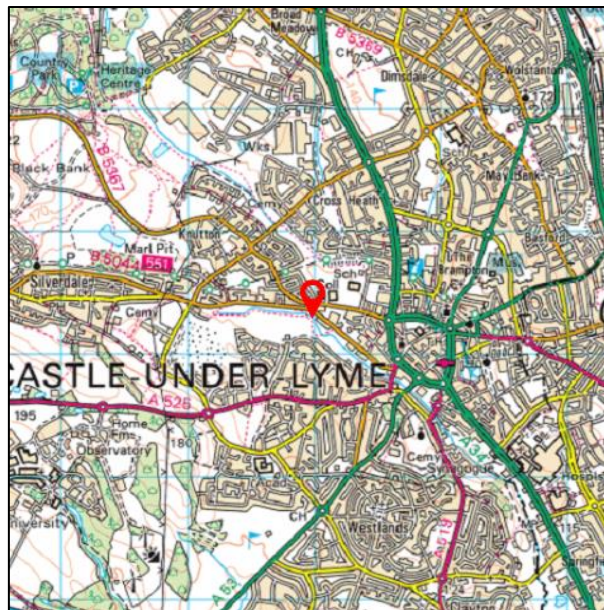
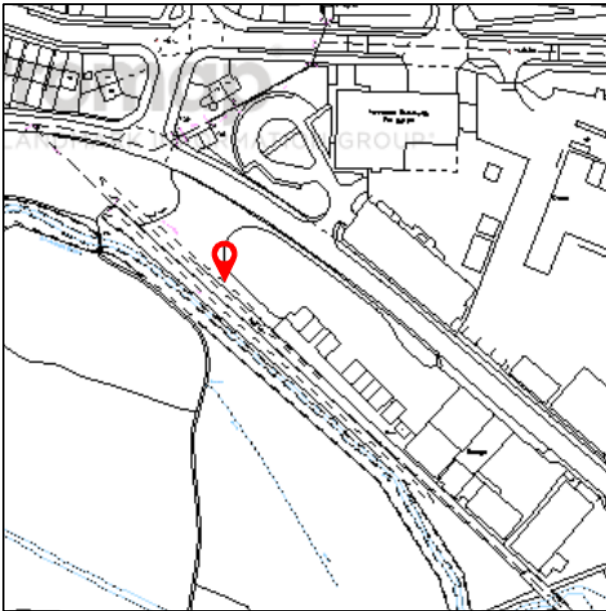
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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## NEWCASTLE-UNDER-LYME

### ST5 2TA



#### OFFICE

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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