

RORY MACK

ASSOCIATES



**UPPER FLOORS 59 IRONMARKET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1PE**

**TO LET
£8,500 PAX**

- Beautifully presented first floor hairdressers with second floor rooms
- Total NIA 953sq ft with cutting area, backwash and offices
- Located in the pedestrianised section of the town centre
- Initial sub-lease with current tenant until June 2028
- EPC: Band D (100)



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GENERAL DESCRIPTION

A prominently located hairdressing salon located on the first floor of the building with private access off Ironmarket and with additional treatment rooms and offices with staff welfare facilities. The unit has very recently traded as a ladies hair salon. The current tenant is looking to assign the remainder of their lease which expires 7th June 2028 giving the new tenant an excellent opportunity to continue in a location already well known for hair and beauty. The first floor is accessed via separate entrance and comprises an open plan cutting and backwash area with reception. On the second floor are two treatment rooms, kitchen and bathroom. The property benefits from double glazed aluminium windows, a brand new air conditioning system, LED spotlights and new flooring. One of the treatment rooms on the second floor is occupied but the first floor and additional rooms on the second will be included in the rent. The additional time left on the lease provides the occupant with an excellent opportunity to take on a short-term lease before signing a longer term in 2028.

LOCATION

The property is located in a prime location in the centre of Newcastle-under-Lyme, above Coral the bookmakers and next door to Capello Lounge. The new multi-storey carpark is a 3 minute walk away and the bus station a similar distance across town.

SERVICES

Mains electric, water and drainage are connected. Heating is provided by warm air powered air conditioning. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of assignment of an Internal Repairing and Insuring lease expiring 7th June 2028. For those wanting a longer term, this is possible, subject to negotiation direct with the landlord.

BUSINESS RATES

Rateable value	£6,000
Rates payable	£2,292pa (26/27) if used for retail, hospitality or leisure.
Rates payable	£2,592pa (26/27) if used for any other use.

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

ACCOMMODATION

First Floor

Sales/cutting area:	477 sq ft
Reception:	93 sq ft
NIA	570 sq ft

Second Floor

Laser room:	116 sq ft
Kitchen:	74 sq ft
Office:	74 sq ft
Bathroom:	119 sq ft
NIA:	383 sq ft

Total NIA: 953 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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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