

# FOR SALE

MIXED USE DEVELOPMENT OPPORTUNITY

BRUNSWICK COURT, BRUNSWICK STREET, NEWCASTLE UNDER LYME, ST5 1HH



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# MIXED USE DEVELOPMENT OPPORTUNITY

## With Onsite Parking

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### LOCATION

The property is situated on Brunswick Street in the Town Centre of Newcastle under Lyme. The rear development is to provide housing via Aspire Housing connecting from North Street.

Brunswick Street connects to A52 ring road around Newcastle under Lyme and connects to Stoke on Trent and the A500 dual carriageway to the North (1 mile) and M6 junction 15 to the south (3 miles). The A34 dual carriageway sits 0.6 miles from the property and provides links to the North via M6 Junction 16 within 7.5 miles.

### DESCRIPTION

The premises comprise of a mixed-use, 5 storey building with basement car park. The ground and first floor currently offer office space with 9 allocated parking spaces. Above this are 26 apartments of 1 and 2 bedrooms.

Both the commercial space and residential apartments benefit from separate access via Brunswick Street or, North Street. Floors are accessed via staircase or passenger lift.

Ground and First Floors offer;

- Central reception area
- WCs, Kitchen
- Mixture of open plan areas and meeting rooms
- Air Conditioning and Gas Central Heating

[Click here](#) for our virtual tour.

### TENURE

The ground and first floors are vacant. The office space would suit conversion to residential. The previous consent granted provided a further 15 apartments which has lapsed.

All 26 apartments are sold on 999 year leases, at a total ground rent of £2,600 per annum with a service charge provision.

### RATING ASSESSMENT

Ground and First Floor rateable value of £91,000 per annum (2026 listing)

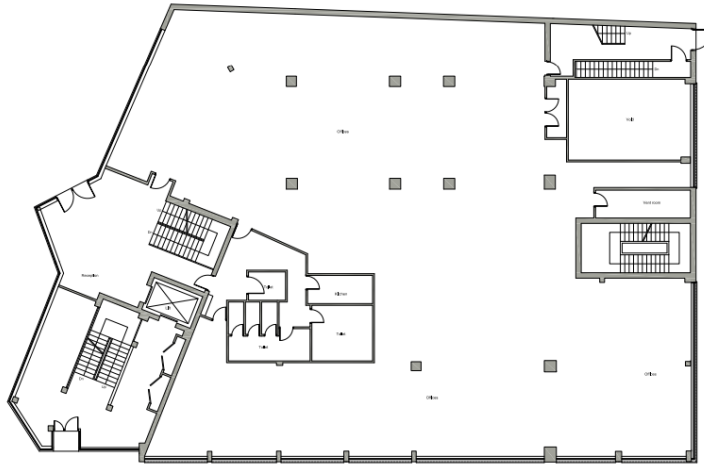
Vacant Accommodation	SQ M	SQ FT
Ground Floor	621.2	6,684
First Floor	632.3	6,804
<b>Total</b>	<b>1,253</b>	<b>13,488</b>



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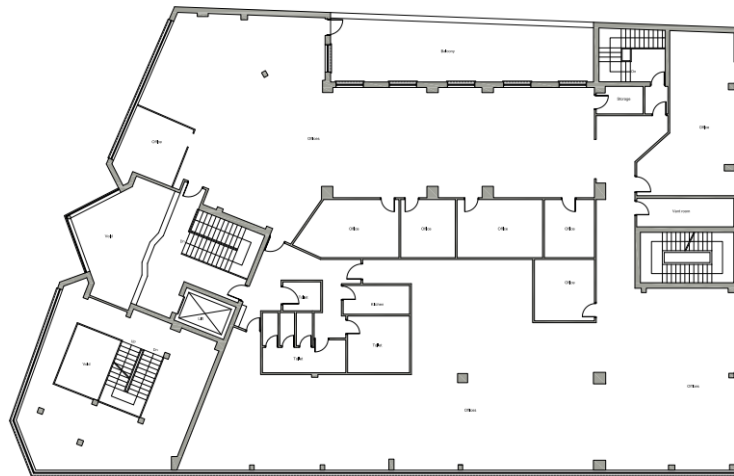
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Existing Ground Floor



Previously Proposed Ground Floor



Existing First Floor



Previously Proposed First Floor

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### PRICE

£550,000+VAT.

### PLANNING

The Ground and First Floor space previously benefitted from consent for conversion to residential via application ref. 17/00407/COUNOT in September 2017. Further enquiries are to be to Newcastle Borough Council (01782 717717).

### ENERGY PERFORMANCE CERTIFICATE

Ground and First Floor EPC Rating – B (50)

### SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the building both internally and externally. The cost of this is additional to the rent. Further details are available from the agents.

### VAT

All prices quoted are exclusive of VAT which is applicable.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

### ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

### CONTACT

**Becky Thomas**

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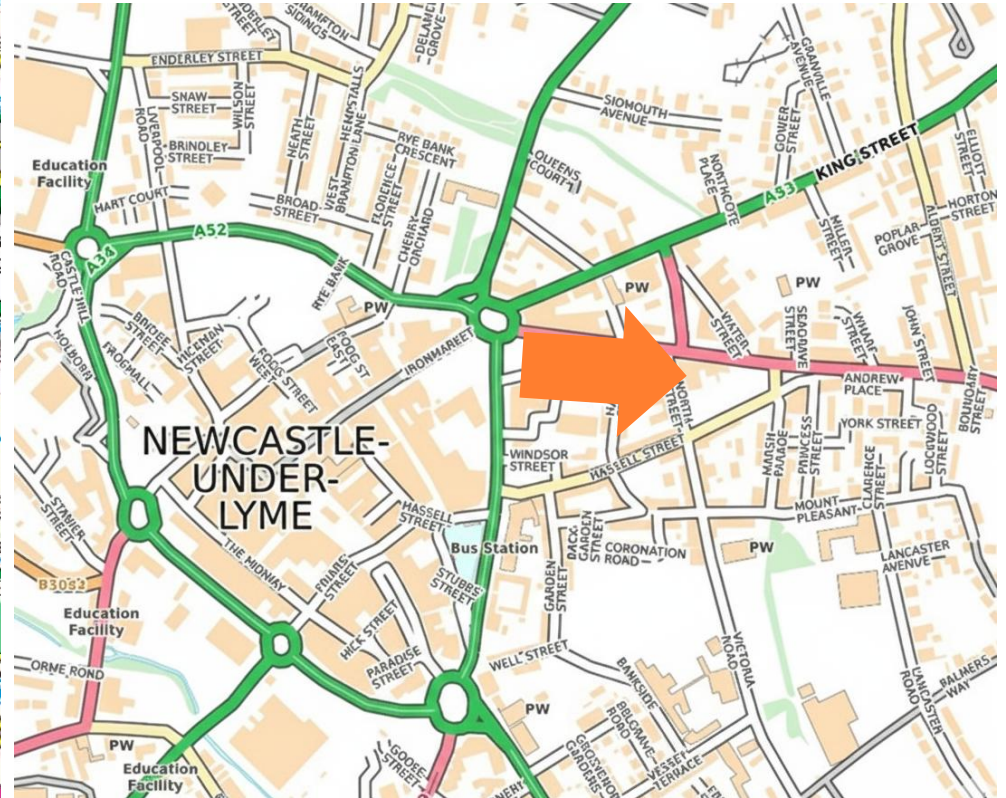
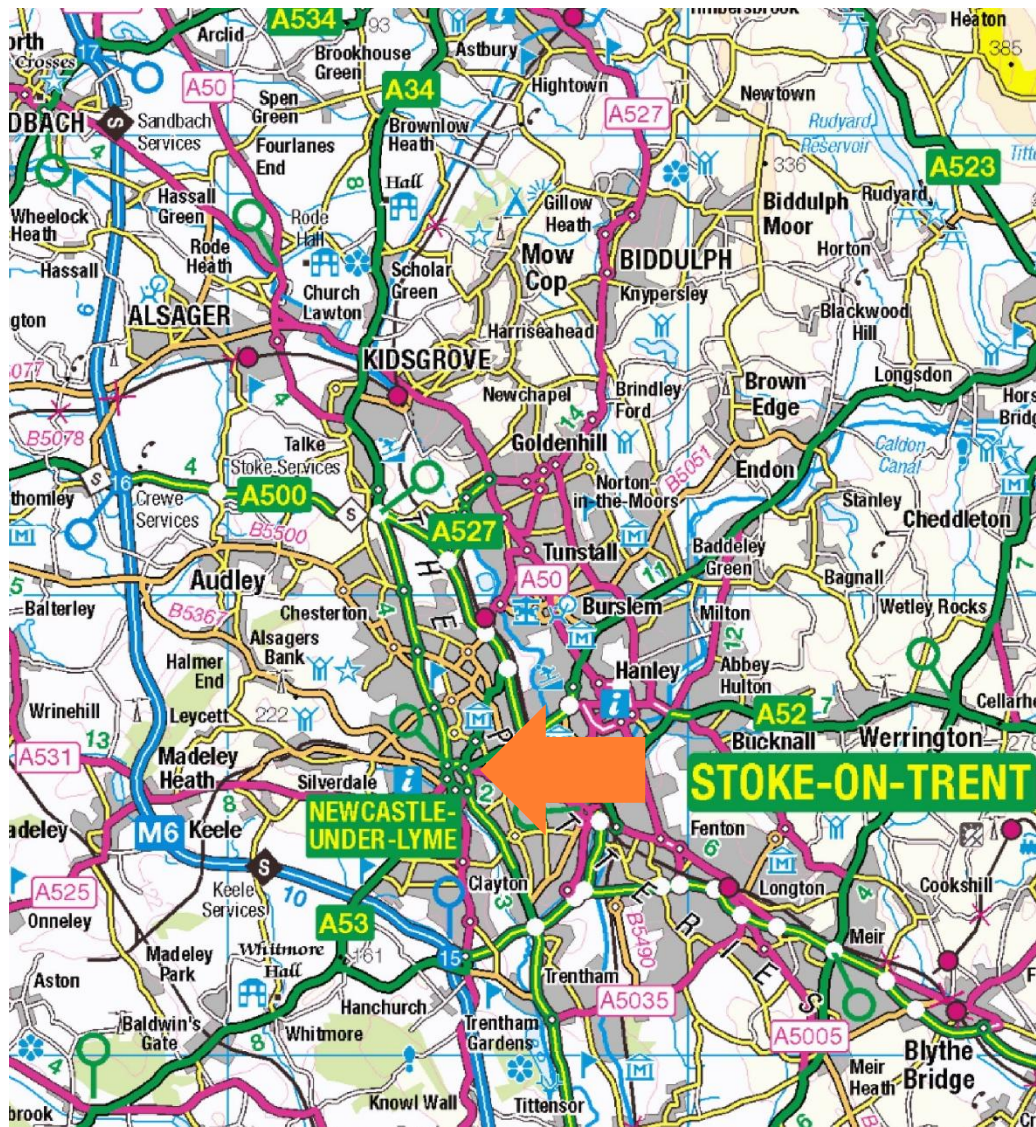
**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

First Floor



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.