



**RORY MACK**

**ASSOCIATES**

**19 IRONMARKET,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE,  
ST5 1RF**

**GROUND FLOOR ONLY  
TO LET  
£17,500 PAX  
WHOLE PROPERTY  
FOR SALE  
£180,000**

- Ground floor retail unit extending to 1,051 sq ft
- Freehold building covering 3 floors, extending to 2,369 sq ft
- Prime location in town centre
- Planning permission for two 2 bed apartments on upper floors
- EPC : TBC



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**GENERAL DESCRIPTION**

The property presents an opportunity to either rent the ground floor retail unit in a prime location or purchase the freehold of the whole building. The property is of brick elevations supporting pitched roof surfaces with the front section arranged over three floors and the substantial outrigger to the rear over two floors. 19 Ironmarket has planning permission (permitted development) for two 2 bedroom apartments with independent access via an external staircase to the rear. Subject to consent the upper floors could alternatively be turned into a HMO or student accommodation.

The ground floor retail unit comprises a large sales area with staff kitchen and toilets to the rear. The upper floors are currently laid out as stockrooms plus WC and kitchen on the top floor. Please note, terminal dilapidations claim is in progress.

**LOCATION**

The property is prominently located on Ironmarket next door to Pockets menswear and directly opposite Keele in Town Education Centre. Ironmarket connects the popular Castle Walk retail precinct and High Street and enjoys high levels of footfall. There are a mix of retailers and leisure operators on Ironmarket of both a local and national calibre.

**SERVICES**

Mains electric, gas, water and drainage are connected. No services have been tested by the agents.

**TENURE**

Available by way of a new full repairing and insuring lease, for a term to be agreed. The property is also available on a freehold basis subject to contract and with vacant possession upon completion.

**ACCOMMODATION**

Ground Floor

Sales:	955 sq ft
Kitchen:	96 sq ft
WC:	--
<b>Total NIA:</b>	<b>1,051 sq ft</b>

First Floor

Stockroom:	675 sq ft
Stockroom:	312 sq ft
WC:	--
<b>Total NIA:</b>	<b>957 sq ft</b>

Second Floor

Stockroom:	361 sq ft
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**Overall NIA: 2,369 sq ft**

**BUSINESS RATES**

Rateable Value:	£16,000
Rates Payable:	£7,984 pa (25/26)
Note: The 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible occupied retail, hospitality, and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business.	

**VAT**

The sale price/rent is not subject to VAT.

**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.

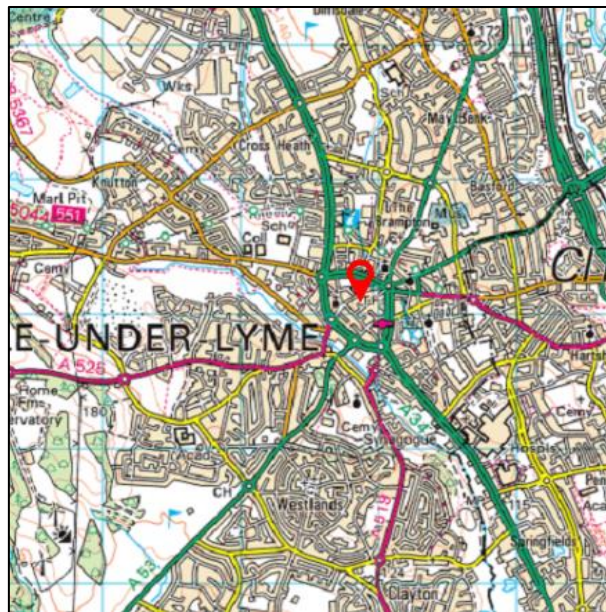
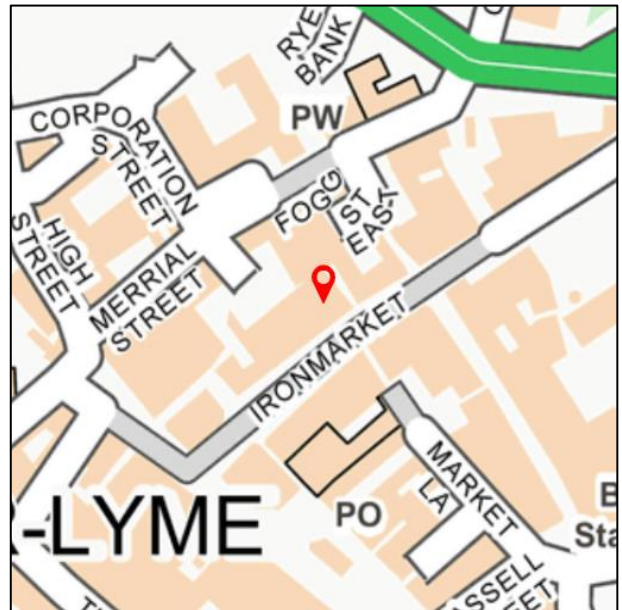
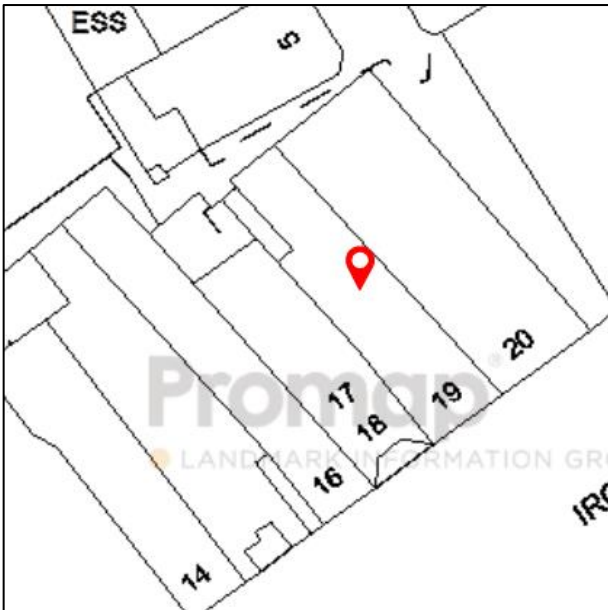
# 19 IRONMARKET NEWCASTLE-UNDER-LYME STAFFORDSHIRE, ST5 1TA



Proposed plans for residential conversion (floors 1 & 2)



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STAFFORDSHIRE, ST5 1TA**



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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