

RORY MACK

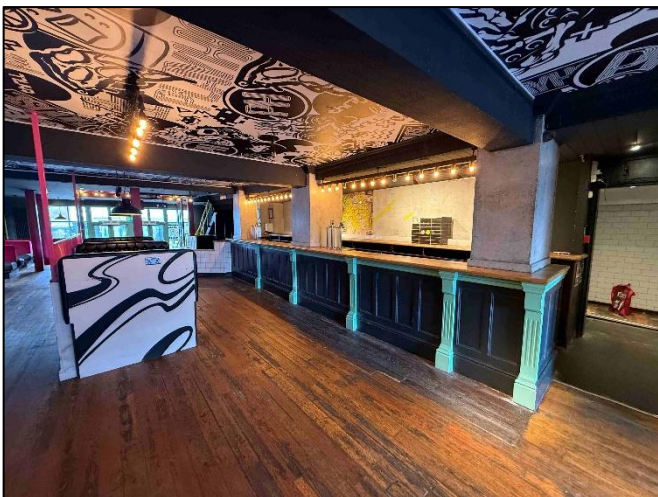
ASSOCIATES



**7 HASSELL STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1AH**

**FOR SALE
£750,000
TO LET
£70,000 PAX**

- Prime town centre former bar/nightclub
- GIA: 8,015 sq ft over three floors
- Building would suit multiple uses including restaurant, retail, office (STP)
- EPC: Band D (95)



FORMER REVOLUTION BAR

7 HASSELL STREET, NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 1AH

GENERAL DESCRIPTION

A well-known landmark building located in the centre of Newcastle-under-Lyme on Hassell Street, of reinforced concrete frame construction with brick elevations and a flat roof covering. For many years the property has been used as a bar and nightclub but could equally be operated with alternative uses in mind such as office, retail or residential, subject to planning. The building has a gross internal area of just over 8,000 sq ft and comprises a ground floor bar and seating area with disabled toilet, kitchen and cellar. On the first floor, accessed via two separate staircases, is another bar area, dancefloor, back office and male and female toilets. On the second floor are a number of ancillary storage rooms, offices and staff welfare areas.

LOCATION

The property is located in the centre of Newcastle-under-Lyme town centre with frontage onto Hassell Street opposite the bus station and within close proximity of NatWest Bank, Sports Direct and the entrance to Castle Walk.

SERVICES

We understand that all mains services are connected to include 3 phase electricity. A number of air conditioning units are installed. Please note that no services have been tested by the agents.

TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease, for a term to be agreed, subject to ret reviews every three years and with each party bearing their own legal fees

VAT

The sale price/rent is subject to VAT.

PREMISES LICENSE

The most recent Premises License (No: 003224) issued by Newcastle Borough Council permitted alcohol to be served from 10:00 am – 02:00 am Monday – Saturday and from 10:00 am to 00:30 am on Sunday.

It will be the responsibility of the new occupier to satisfy themselves that the appropriate License is in place if they wish to use the property for hospitality purposes.

ACCOMODATION

Ground Floor

Main bar area:	1,930 sq ft
Kitchen:	147 sq ft
Cellar:	232 sq ft
Chiller area:	49 sq ft
Store:	58 sq ft
Disabled WC:	--
NIA:	2,416 sq ft

First Floor

Bar and dancefloor:	1,826 sq ft
Managers office:	47 sq ft
Ladies toilets:	--
Gents toilets:	--
NIA:	1,873 sq ft

Second Floor

Air con room/plant:	1,483 sq ft
Staff welfare/offices:	1,224 sq ft
NIA:	2,707 sq ft

Total NIA: 6,996 sq ft

BUSINESS RATES

Rateable Value:	£93,000
Rates Payable:	£39,990 pa
If the property is being used for retail, hospitality or leisure.	
Rates Payable:	£44,640 pa

If the property is being used for any other commercial purpose.

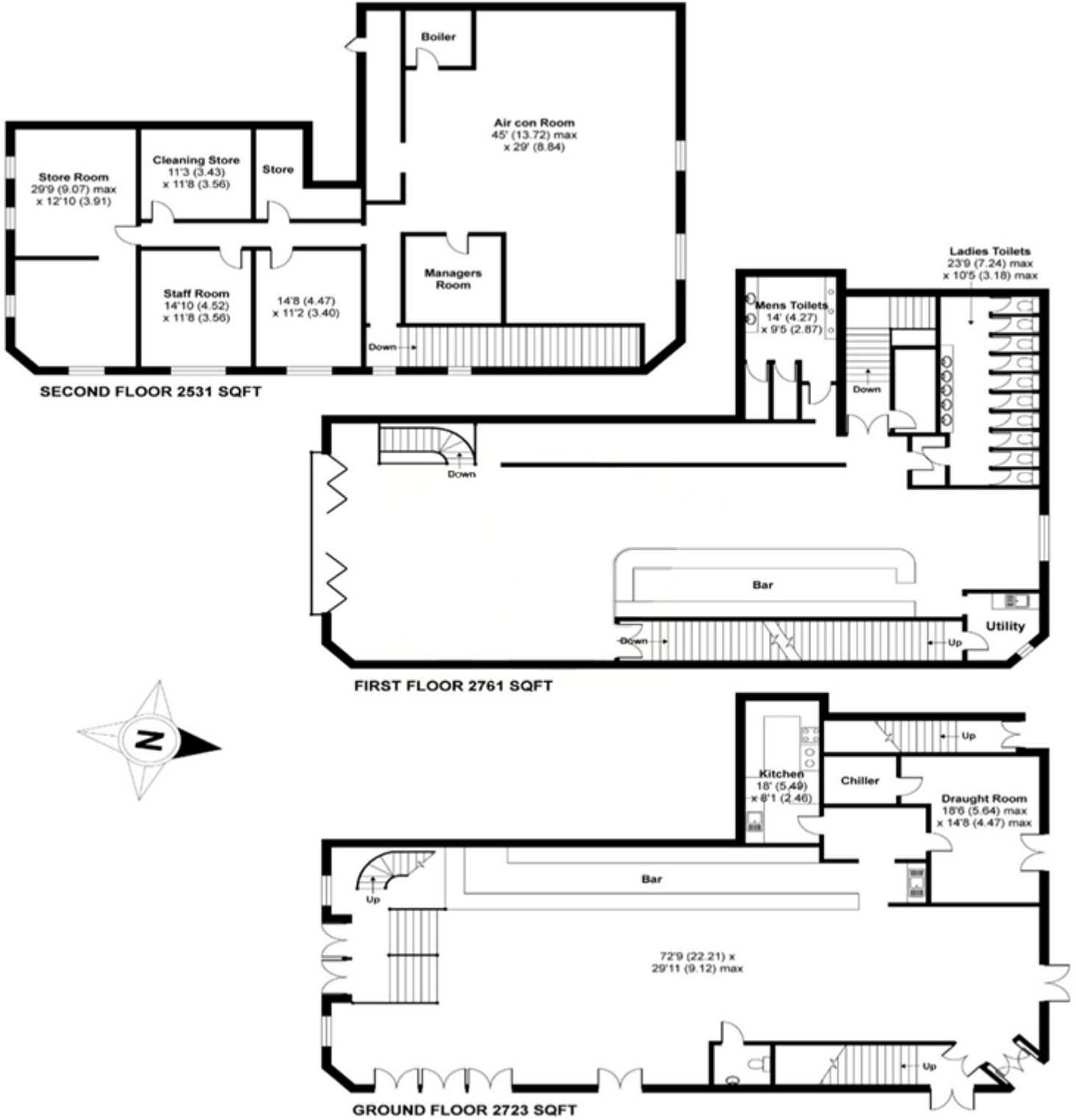
ANTI MONEY LAUNDERING REGULATIONS

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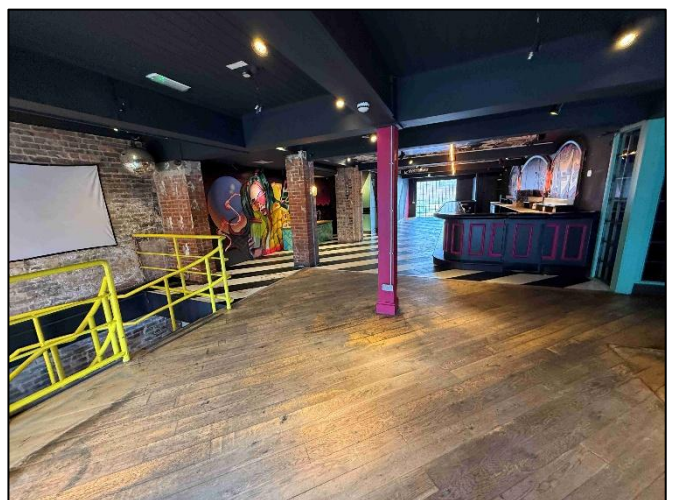
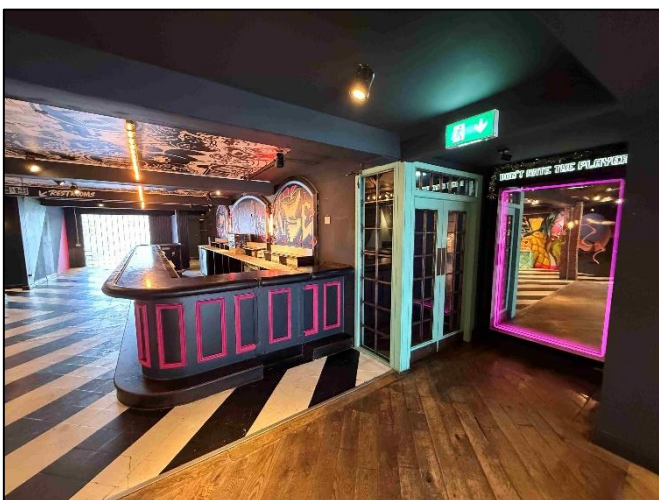
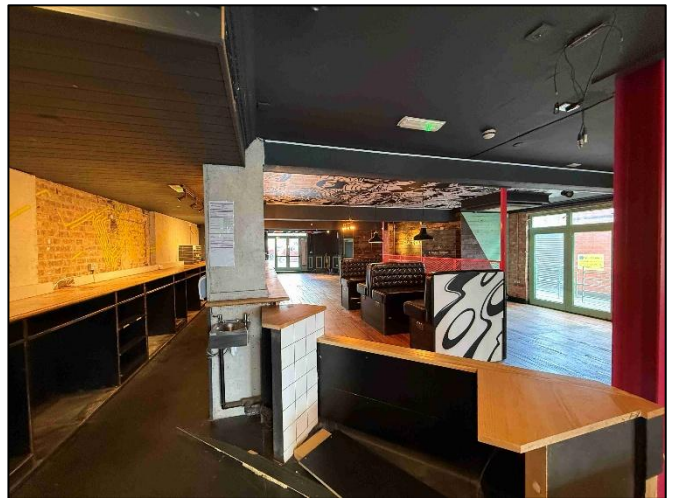
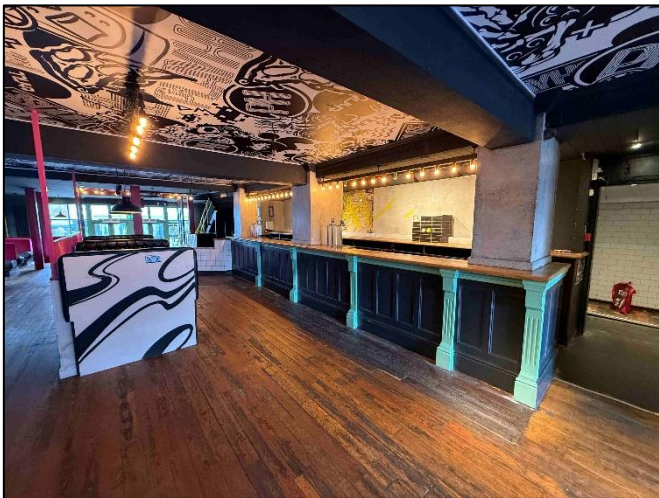
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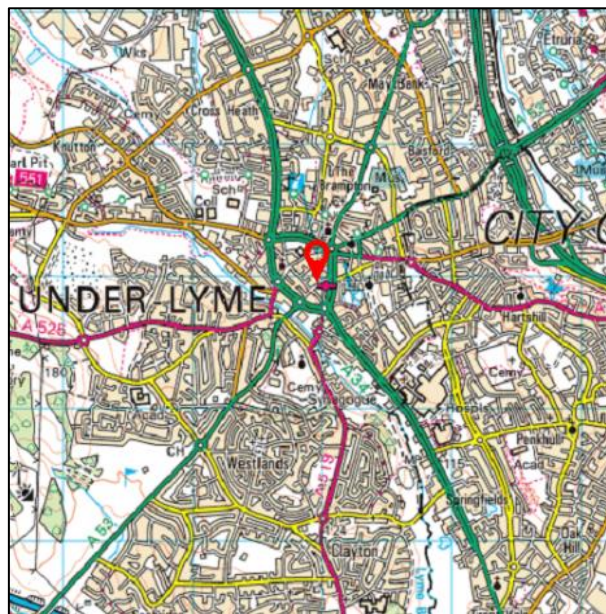
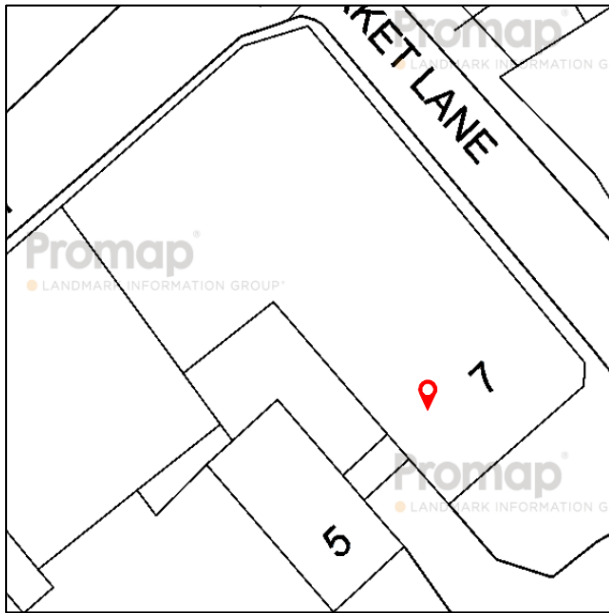
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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