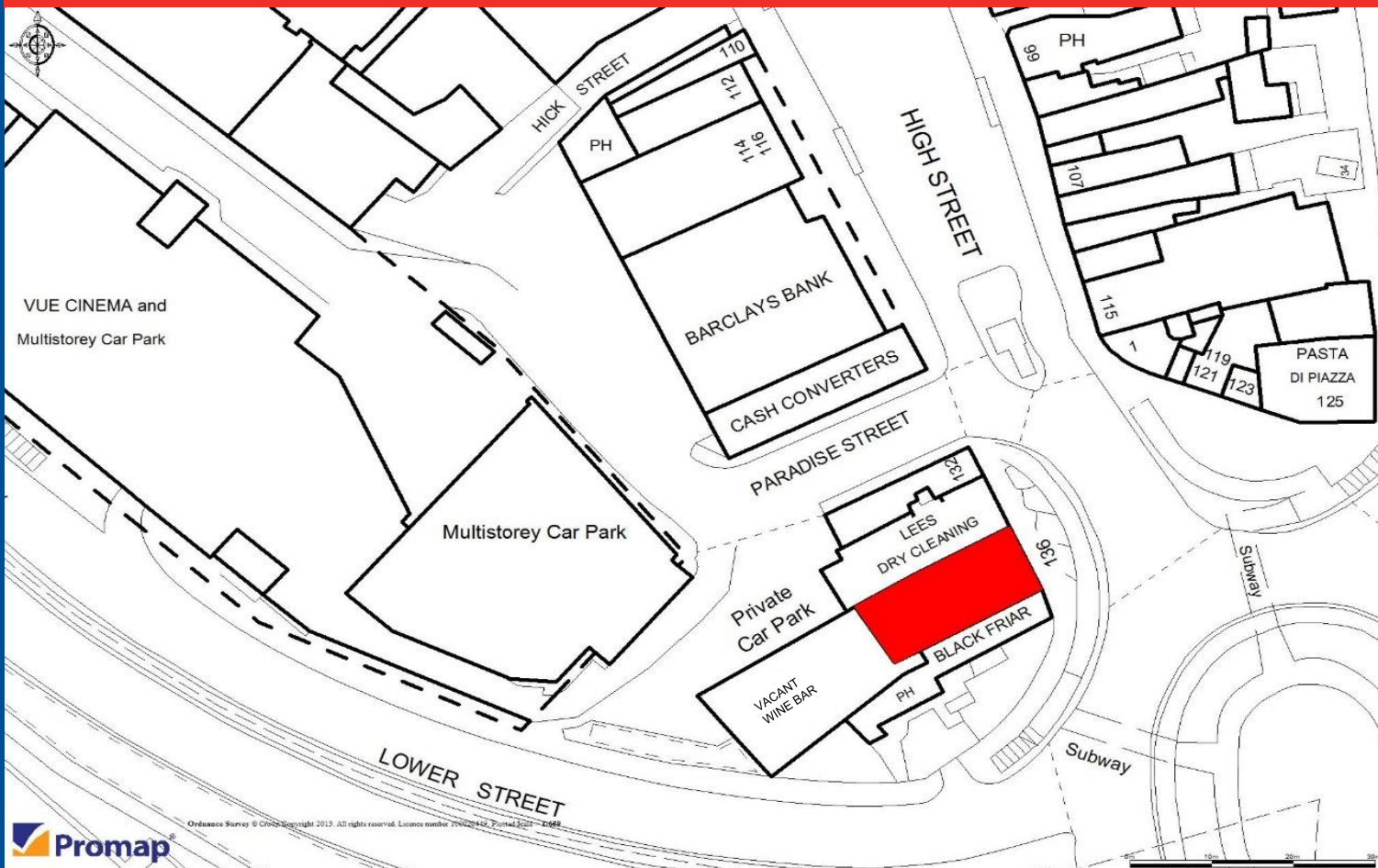


For Sale/May Let
136 High Street, Newcastle-Under-Lyme
ST5 1PT



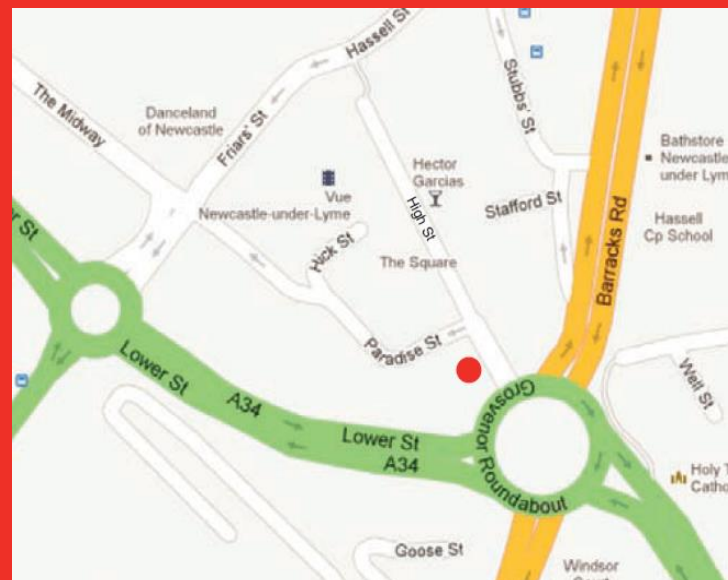
richard lucas property consultants
0161 241 7998
info@richardlucas.co.uk
www.richardlucas.co.uk

136 High Street, Newcastle-Under-Lyme, ST5 1PT



Location

Newcastle-under-Lyme has a population of 75,082 and a district (borough) population of 123,800 (2011 Census). It is a busy market town, located to the west of Stoke-on-Trent. It enjoys excellent communications, being located on the A34 with easy access to the A500 and Junction 15 of the M6, which is 3 miles to the south. The property is situated in the heart of the town centre, adjacent to the Black Friar pub at the southern end of the High Street and visible from the Grosvenor Roundabout. It is located near to Cash Converters and Barclay's Bank, with Pasta di Piazza restaurant opposite and several pubs close by. Immediately to the north, off Paradise Street, is a multi-storey car park, serving the town centre and an 8 screen Vue Cinema. There is a pedestrian subway to the front of the property linking the town centre with a Morrison's supermarket and town centre surface car park.



Description

The property offers versatile space, having previously been estate agents' offices, a gym and most recently a shop. Fitted out at ground floor and painted and carpeted at first floor, the property has the following approximate dimensions and areas:

Built Frontage:	9.43m	30ft 11ins
Built Depth:	21.5m	70ft 6ins
Internal Width (front):	8.41m	27ft 7ins

Ground Floor

Sales Area:	114.64 sq m	1,234 sq ft*
Office:	5.25 sq m	56.5 sq ft
Kitchen:	5.48 sq m	59 sq ft
Ancillary Area:	7.52 sq m	81 sq ft

WC x2

(there is a cellar accessed from ground floor)

First Floor

Front Office:	38 sq m	409 sq ft
Office 2:	17.28 sq m	186 sq ft
Office/Staffroom:	16.46 sq m	177 sq ft
Store/Backroom:	8.28 sq m	89 sq ft

WC off stairs

*please note that the sales area currently includes a temporary/partitioned room of 16.63 sq m - 179 sq ft which could be removed.

We understand that the property benefits from 4 car parking spaces within the rear car park, accessed from Paradise Street.

EPC

The property has the following Energy Performance Asset Rating: C 67

Freehold

The freehold with full vacant possession is to be made available at **£210,000** (two hundred and ten thousand pounds).

Lease

Our clients' preference is to sell the freehold, however, consideration may be given to the grant of a new lease on terms to be agreed. Rent on application.

Business Rates

Rateable Value: £20,000

100% rates relief is currently available for eligible businesses until 31st March 2021. For further details, interested parties are advised to make their own enquiries with the local rating authority on 01782 715500.

Planning

We understand that the property has A1 use – Class E (Commercial, Business and Service). The property is suitable for a variety of uses, subject to planning, and interested parties are advised to make their own planning enquiries with the local authority on 01782 742408.

Professional Costs

Each party to bear its own legal and professional costs.

Please note: the surveyor instructed on this property, Richard Lucas, is related to one of the joint-owners of this property.

Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd 0161 241 7998
info@richardlucas.co.uk

Subject to Contract

Richard Lucas Property Consultants Ltd for themselves, for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, floor areas, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Richard Lucas Property Consultants Ltd or any joint agents, has authority to make or give any representations or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of but may be liable to VAT. February 2021.



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