

# TO LET

## BAR / RESTAURANT PREMISES

39 IRONMARKET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1BP



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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## LOCATION

The property is located in the Town centre in a busy location on Ironmarket. The property is 0.3 miles (a 2-minute walk) away from the High Street intersection and close to the popular trading location Castle Walk. Newcastle is a principal shopping centre within the Potteries conurbation, with a residential population in the region of 74,000 and estimated catchment population of 366,340 within 10km of the centre.

Other occupiers in the vicinity include (same street):

- Bloom bar
- Wetherspoons
- Capello Lounge
- Yates wine bar

## DESCRIPTION – [360 Tour Link Here](#)

The property comprises a ground floor bar / restaurant benefitting from a spacious trading area. To the rear are well fitted customer WCs, a commercial kitchen with stores and office. There is also a useable cellar accessed via a staircase behind the bar area and outside customer area near the rear.

Planning consent is granted for a new frontage and the premises holds a 1am premises licence, subject to satisfying planning conditions, planning ref 23/00479/FUL.

| ACCOMMODATION                | SQ M   | SQ FT |
|------------------------------|--------|-------|
| Trading & bar area           | 153.07 | 1,645 |
| Kitchen & stores             | 64.69  | 696   |
| Customer Ladies & Gents WC's |        |       |
| Cellar                       |        |       |

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## TENURE

The property is available on a new lease on terms to be agreed.

## RENT

£25,000 per annum, VAT not applicable.

## RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £12,300. Interested parties may qualify for the small business rates relief or retail, hospitality & leisure relief schemes. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## PLANNING

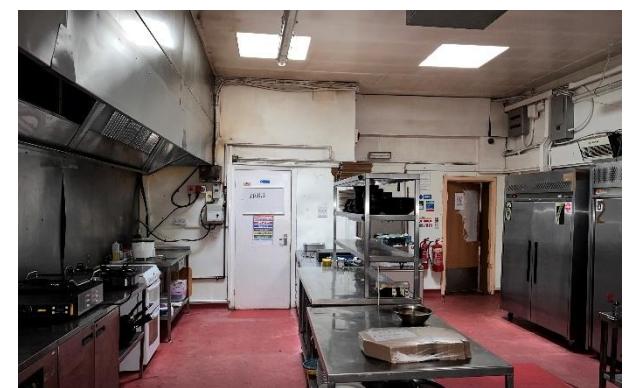
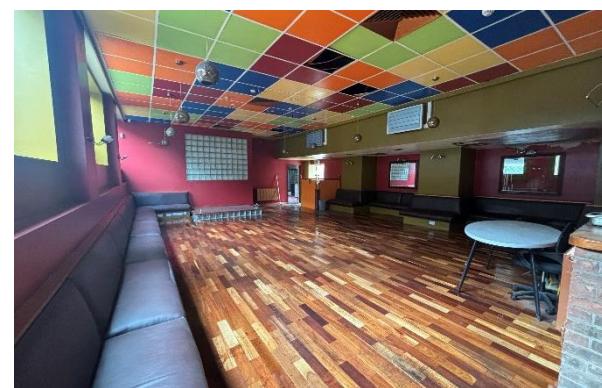
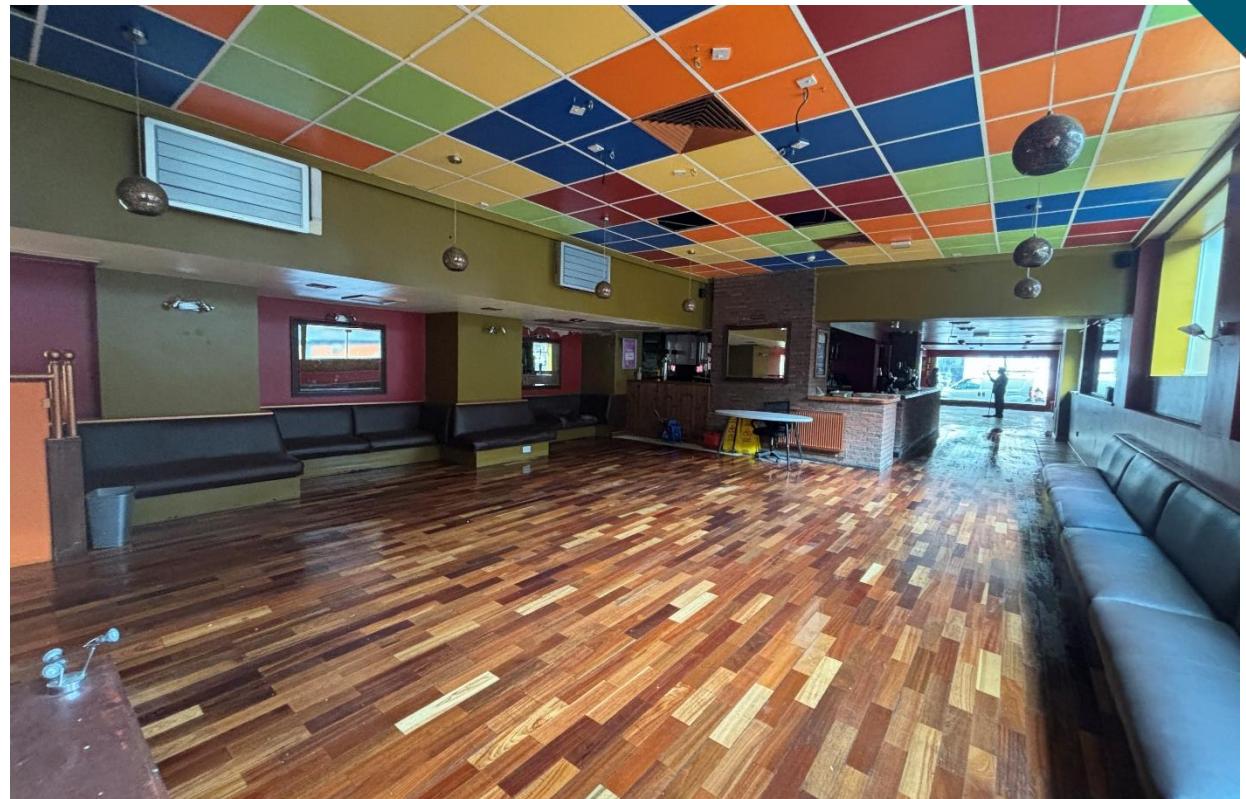
The property trades within use class 'E'. Interested parties are advised to make their own enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

## SERVICES

All mains' services are believed to be available subject to any reconnection and services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## EPC

B-50 expiring 29<sup>th</sup> May 2033.

## LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal and professional costs in relation to the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

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## 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.



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



## Residential Survey and Valuation

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