

FOR SALE

INDUSTRIAL / WAREHOUSE PREMISES WITH DEVELOPMENT POTENTIAL

SUTTON STREET, CHESTERTON, NEWCASTLE UNDER LYME, ST5 7JH



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INDUSTRIAL / WAREHOUSE WITH DEVELOPMENT POTENTIAL

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LOCATION

The premises are located on Sutton Street in Newcastle under Lyme. The immediate surrounding area is predominantly residential. Loomer Road Industrial Estate is located 0.2 miles from the property and is accessed via London Road which also provides access to A34.

The A34 links to Newcastle under Lyme Town Centre 3 miles to the south and A500 2 miles to the north. Stoke on Trent is accessible via the A500 which also connects to the M6 motorway junction 16. (6 miles)

London Road is located on the local bus routes.

Local amenities;

Albert Bear Day Nursery	0.1 miles	Apedale Community Park	1.5 miles
Chesterton Community Sports College	0.4 miles	Morrisons Supermarket	1.8 miles
Chesterton Primary School	0.5 miles	Newcastle Town Centre	3 miles
Bradwell Hospital	1 mile	Stoke on Trent Train Station	5 miles

DESCRIPTION

The site comprises of two detached industrial units with a shared yard/parking area between the two. The buildings are of brick and truss roof construction.

Main Warehouse (Former Plumb and Parts Centre)

- Trade counter and office accommodation
- Kitchen and WCs
- Goods lift
- Mixture of lighting
- 4.4m Maximum internal working height at ground floor
- 2.3m Internal working height at the first floor
- Loading access via a single roller shutter door
- External canopy

Warehouse Two (Former Climate and Pipe Centre)

- Office accommodation and trade counter
- 3m to the underside of the truss
- Loading access via a single roller shutter door

Externally, the yard is gated with a brick-built boundary wall. There is additional off road parking available in front of the main warehouse.

The site has development potential for a variety of alternative uses (Subject to Planning).

TENURE

The premises are available on a freehold basis.

PRICE

Upon application.

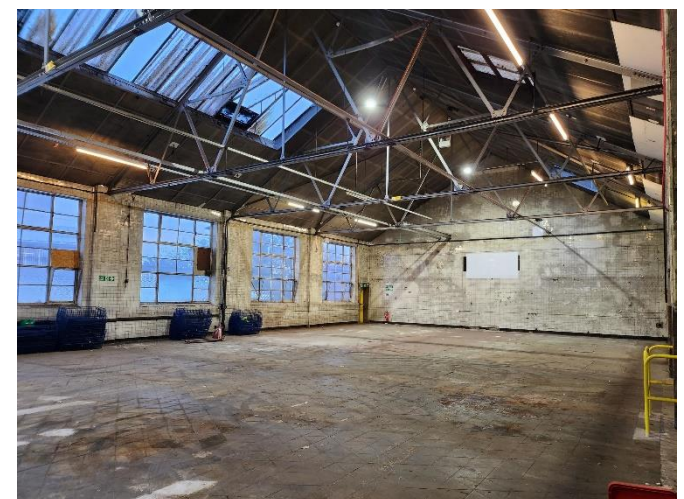
RATING ASSESSMENT

The current rateable value is £51,500 (2023 rating). We recommend that further enquiries are directed to the Local Rating Authority (Newcastle Borough Council 01782 717717).

Accommodation	SQ M	SQ FT
Main Warehouse		
Ground floor	808.48	8,702
First Floor	281.73	3,032
Approx. Gross Internal Area	1,090.21	11,735
External Canopy	53.50	575
Basement (Not inspected)		
Warehouse Two		
Approx. Gross Internal Area	408.67	4,398
Total Gross Internal Area	1,498.88	16,133
Site Area	0.23 hectares	0.56 acres

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EPC

To be confirmed.

SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

The property was previously occupied as a trade counter with warehouse storage. Interested parties are advised to make their own enquiries with the local authority (Newcastle Borough Council 01782 717717)

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

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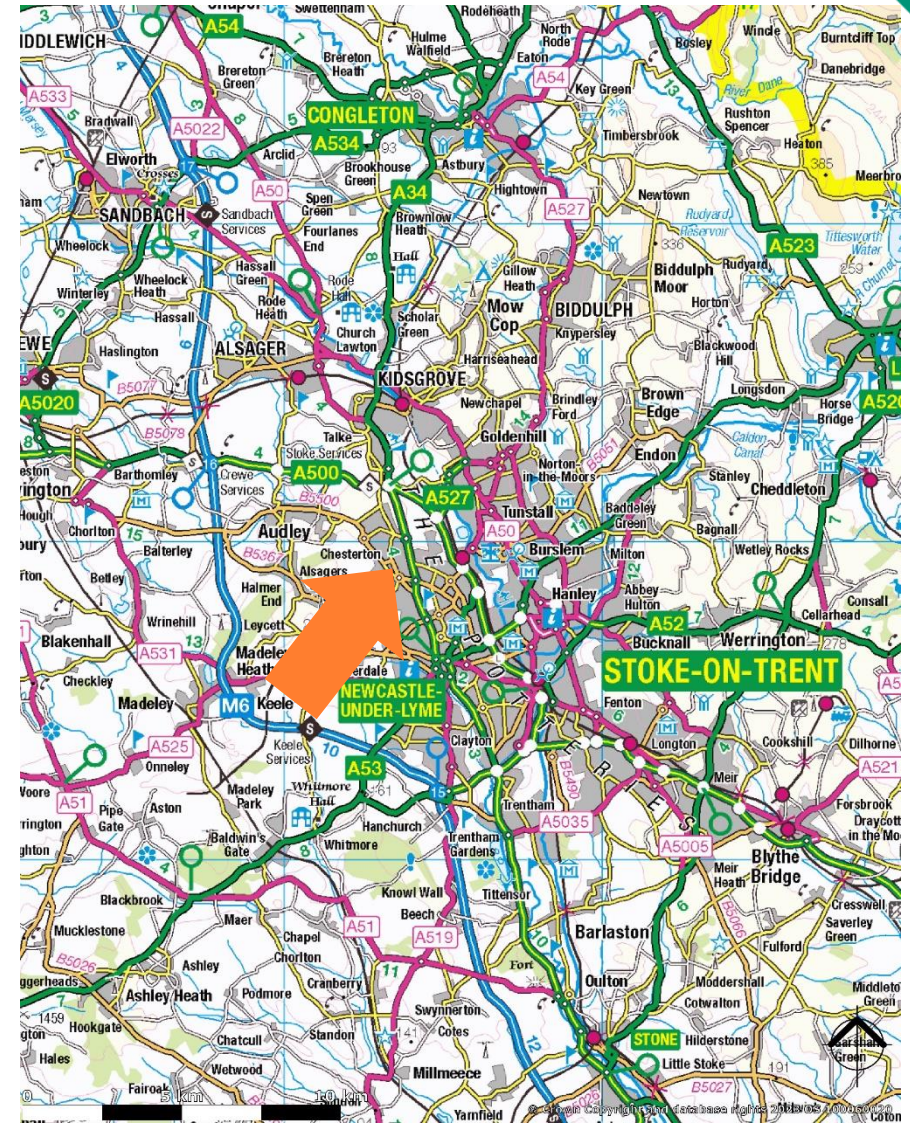
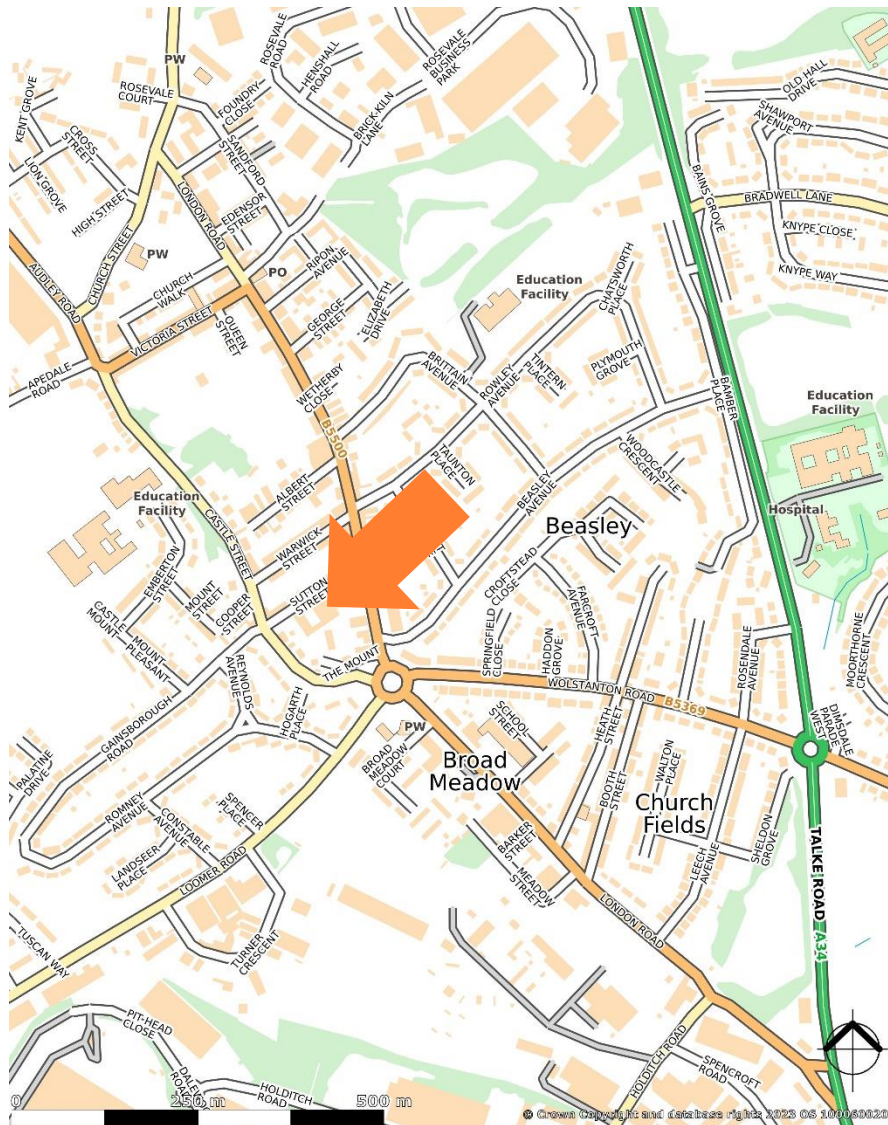
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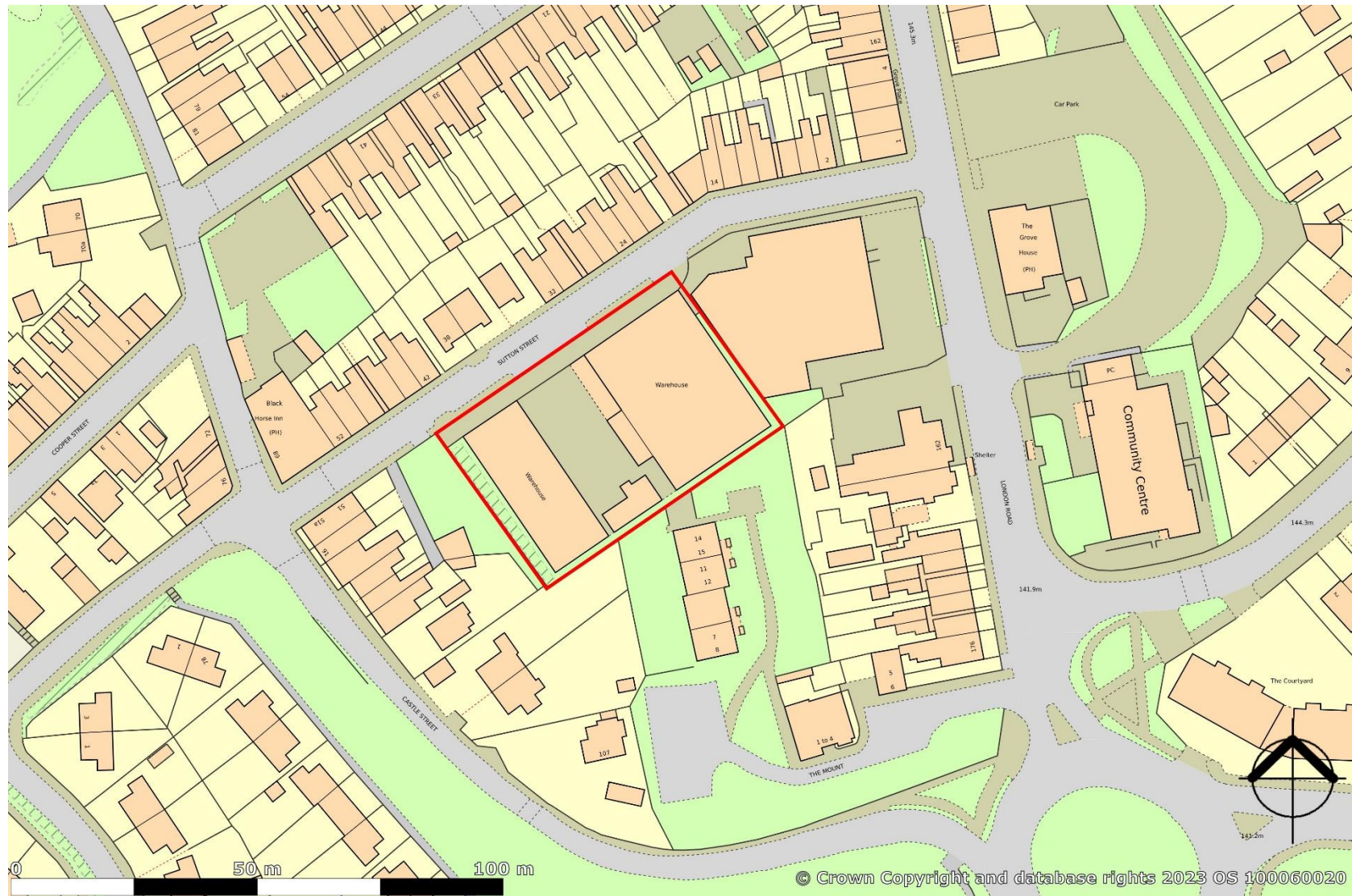
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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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.



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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.