

TO LET

COMMERCIAL OPPORTUNITY

QUEENS GARDENS, IRONMARKET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1RH



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LOCATION

The property is located on Ironmarket at the entrance to the pedestrianised area into the town centre and opposite Castle Walk. The newly developed Newcastle Borough Council offices and Queens Gardens Public Realm are also located opposite.

The subway system provides access from out of town onto Ironmarket and there are ample public car parks in close vicinity.

Newcastle Bus Station is 0.2 miles and Newcastle offers excellent road links to the A500 (1 mile), M6 J15 (3 miles) and M6 J16 (7 miles). Parking permits are available via Newcastle Borough Council for nearby public car parks.

DESCRIPTION

The property has been developed to provide ground floor commercial premises, residential flats above and basement storage/parking. The commercial area can be a single unit or split into two separate units, holding Class E planning consent, considered suitable for a range of uses including:

- Retail
- Restaurant & cafe
- Professional offices
- Medical & health services
- Creche & day nursery
- Recreational uses

If split the units would be:

Unit 1 – Double door entrance and frontage onto Ironmarket and the retail area wrapping behind the ground floor of the adjoining apartment entrance, with natural light from skylights.

Unit 2 – The corner unit with access off Ironmarket and corner frontage with window display on both elevations.

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ACCOMMODATION	SQ.M.	SQ.FT.
Unit 1 Frontage 8m Build depth 30.7m	404	4,352
Unit 2 Frontage 6.2m plus return Build depth 22.95m	223	2,401
Gross Internal Area	627	6,754

PLANNING

The property holds planning consent within Use Class E under planning reference 21/00903/FUL. Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

SERVICES

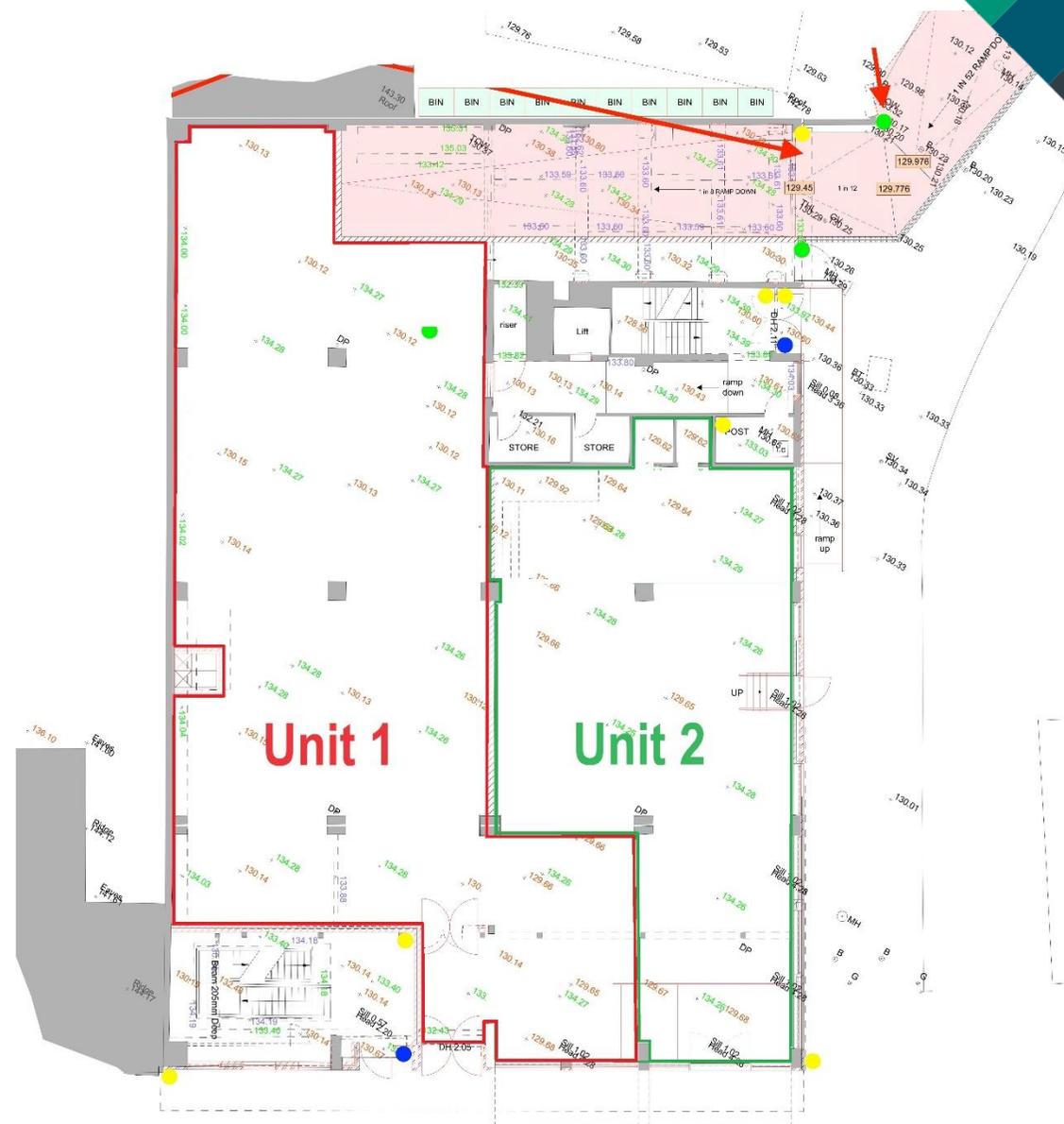
The premises holds 2 x 60 amp three phase sub-metered electrical supplies and a separate gas supply. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

BUSINESS RATES

The rateable value within the 2023 VOA Listing is to be assessed. Interested parties are advised to make their own enquiries to Newcastle-under-Lyme Borough Council.

RENT

ROA.



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TENURE

Leasehold on a new lease to be agreed.

LEGAL COSTS

To be agreed.

VAT

Figures quoted are exclusive of VAT which is applicable.

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

Rob Stevenson

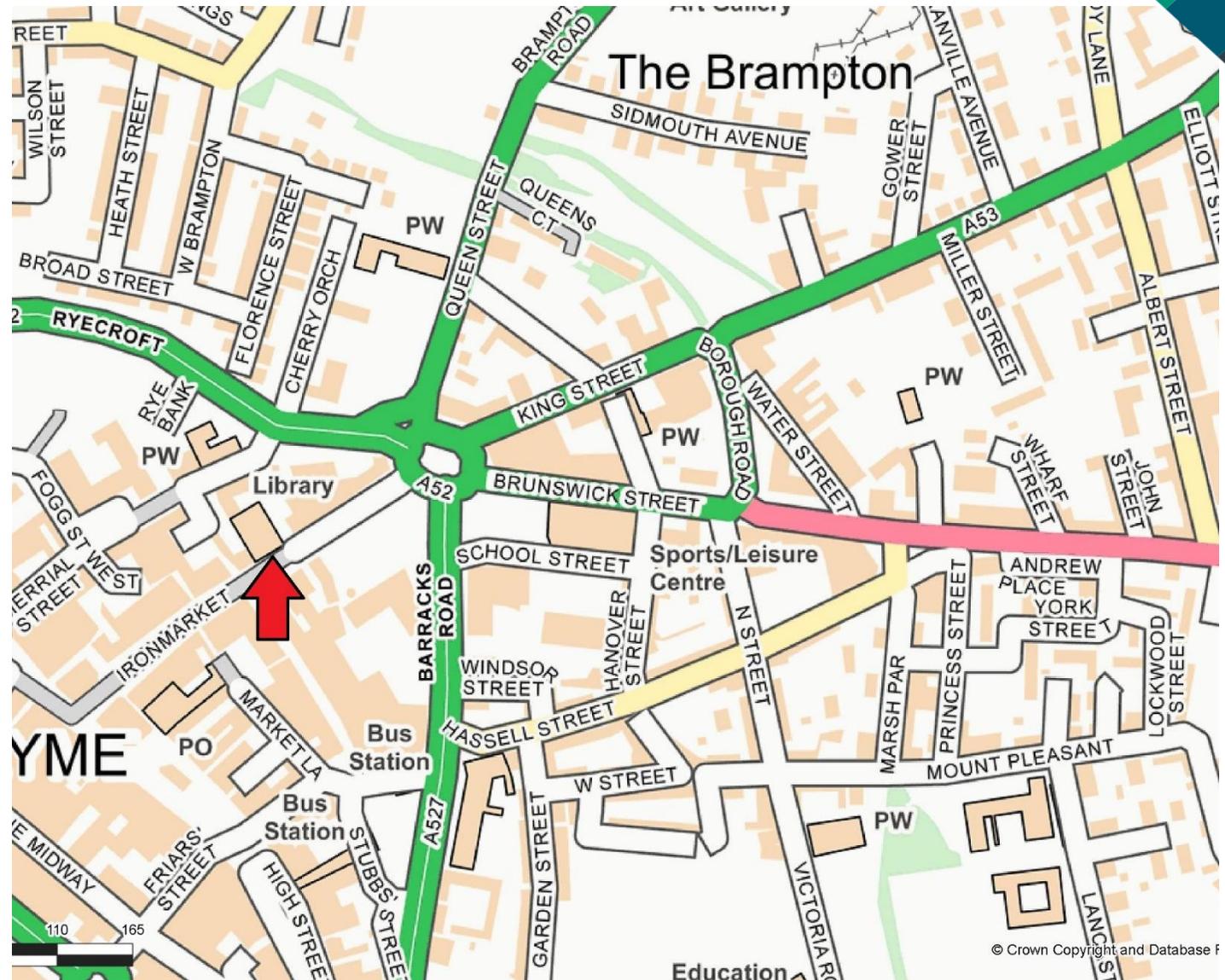
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Caine Savage

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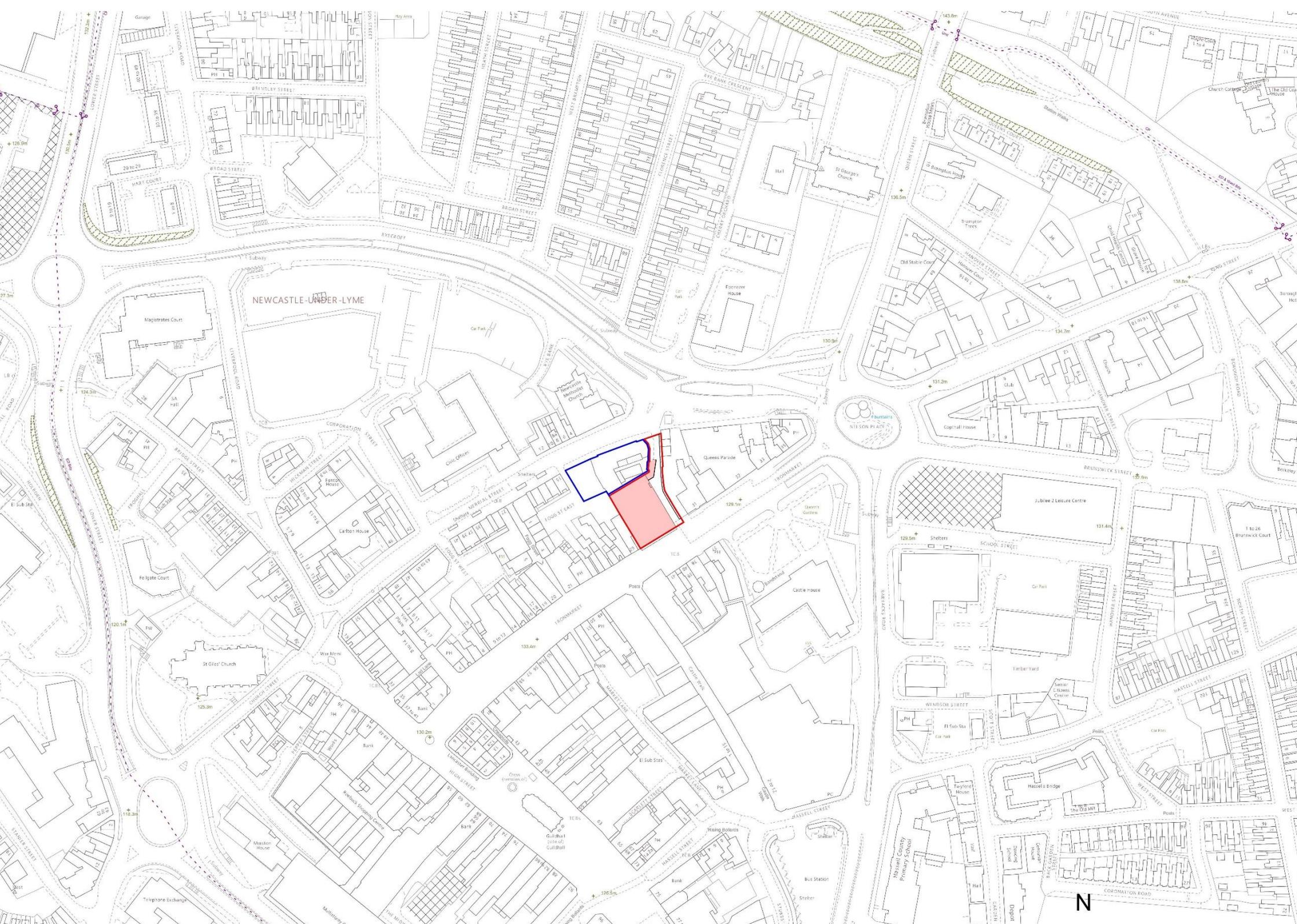
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Mounsey Chartered Surveyors, Lakeside,
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NEWCASTLE-UNDER-LYME





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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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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.



Property Management

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

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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.