

FOR SALE

OFFICE PREMISES

1A KING STREET, NEWCASTLE UNDER LYME, ST5 1EN



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ST5 1EN

LOCATION

The property is prominently situated on King Street in the Town Centre of Newcastle under Lyme. King Street (A53) is part of the one-way system off the ring round (A52) around Newcastle under Lyme and connects to Stoke on Trent and the A500 dual carriageway to the North (1 mile) and M6 junction 15 to the south (3 miles). The A34 dual carriageway sits 0.6 miles from the property and provides links to the North via M6 Junction 16 within 7.5 miles.

DESCRIPTION

The property comprises of a three storey, brick built office building with parking to the rear.

Internally, there is a reception area with a mixture of open plan and partitioned offices. There is a central staircase that provides access to the upper floors and toilets. The property benefits from air conditioning, ceiling mounted fluorescent lighting, gas central heating throughout, double glazed windows and the front elevation also benefits from secondary glazing. Disabled access is available to the ground floor.

Externally, there are 6 parking spaces to the rear with further pay and display parking available nearby.

PRICE

On application.



TENURE

The property is available to purchase on a freehold basis.

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the car park entrance and rear car park.

RATING ASSESSMENT

The property has a rateable value of £30,750. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle under Lyme Borough Council).

ACCOMMODATION	SQ FT	SQ M
Ground Floor	1,772	164.63
First Floor	1,696	157.58
Second Floor	1,696	157.54
Total Net Internal Area	5,164	479.75

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PLANNING

The property has previously been occupied as an Office which is part of Use Class E. Interested parties are advised to make their own enquiries with the Local Planning Authority for further information. (Newcastle under Lyme Borough Council).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C (63)

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

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.

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.

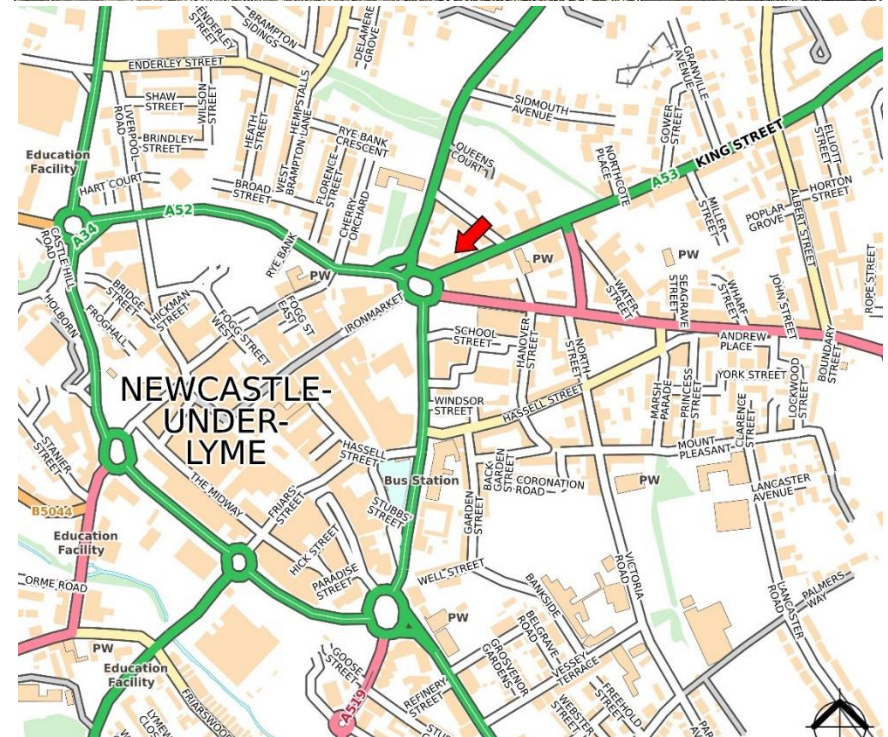
CONTACT

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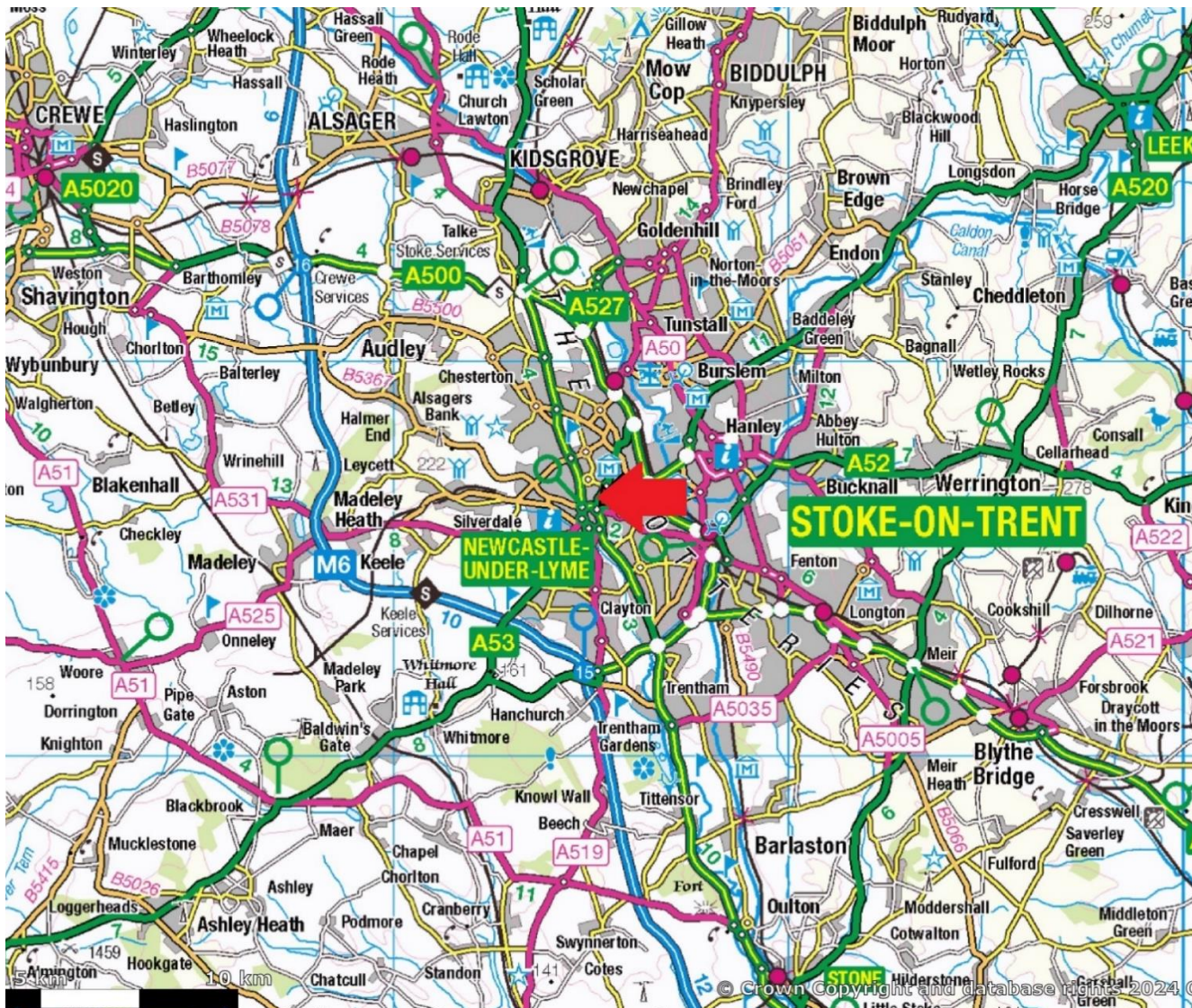
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Mounsey Chartered Surveyors, Lakeside, Festival Way,
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