

# TO LET

CAFE / RETAIL PREMISES

52 IRONMARKET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1PB



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## LOCATION

The property is located in the Town centre in a central location on Ironmarket. The adjoining occupier is the well known Toni & Guy Hair Salon and the adjacent building is under development by Keele University. Other surrounding occupiers on Ironmarket include cafes, eateries, retailers and Newcastle Borough Council offices. There is also recent development of residential units at Queens Gardens Apartments and the awaited Sky Building.

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.

## DESCRIPTION - [360 Tour Link](#)

The premises comprises a ground retail unit with sales area, customer WC, preparation and storage rooms to the rear. External seating is possible subject to the tenant obtaining the necessary licence from Newcastle-under-Lyme Borough Council.

| ACCOMMODATION            | SQ M         | SQ FT      |
|--------------------------|--------------|------------|
| Retail area              | 40.36        | 434        |
| Customer WC              | 3.25         | 35         |
| Preparation and stores   | 26.91        | 290        |
| <b>Net Internal Area</b> | <b>70.52</b> | <b>759</b> |

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## TENURE

The property is available on a new lease for a term to be agreed with rent reviews to RPI. The lease will include a provision for a service charge for contributions towards the upkeep and repair of the external areas and common items.

## RENT

£18,000 per annum.

## EPC

D-78 expiring 2030.

## RATING ASSESSMENT

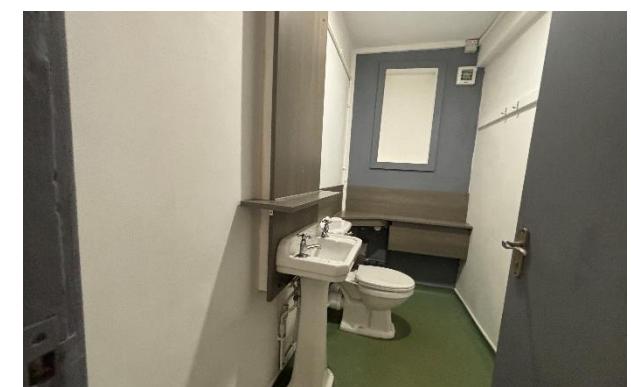
The Rateable Value listed in the 2023 list is £9,300. Interested parties may benefit from 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## 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).

## SERVICES

All mains' services are believed to be available subject to any reconnection and 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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## LEGAL COSTS

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

## VAT

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

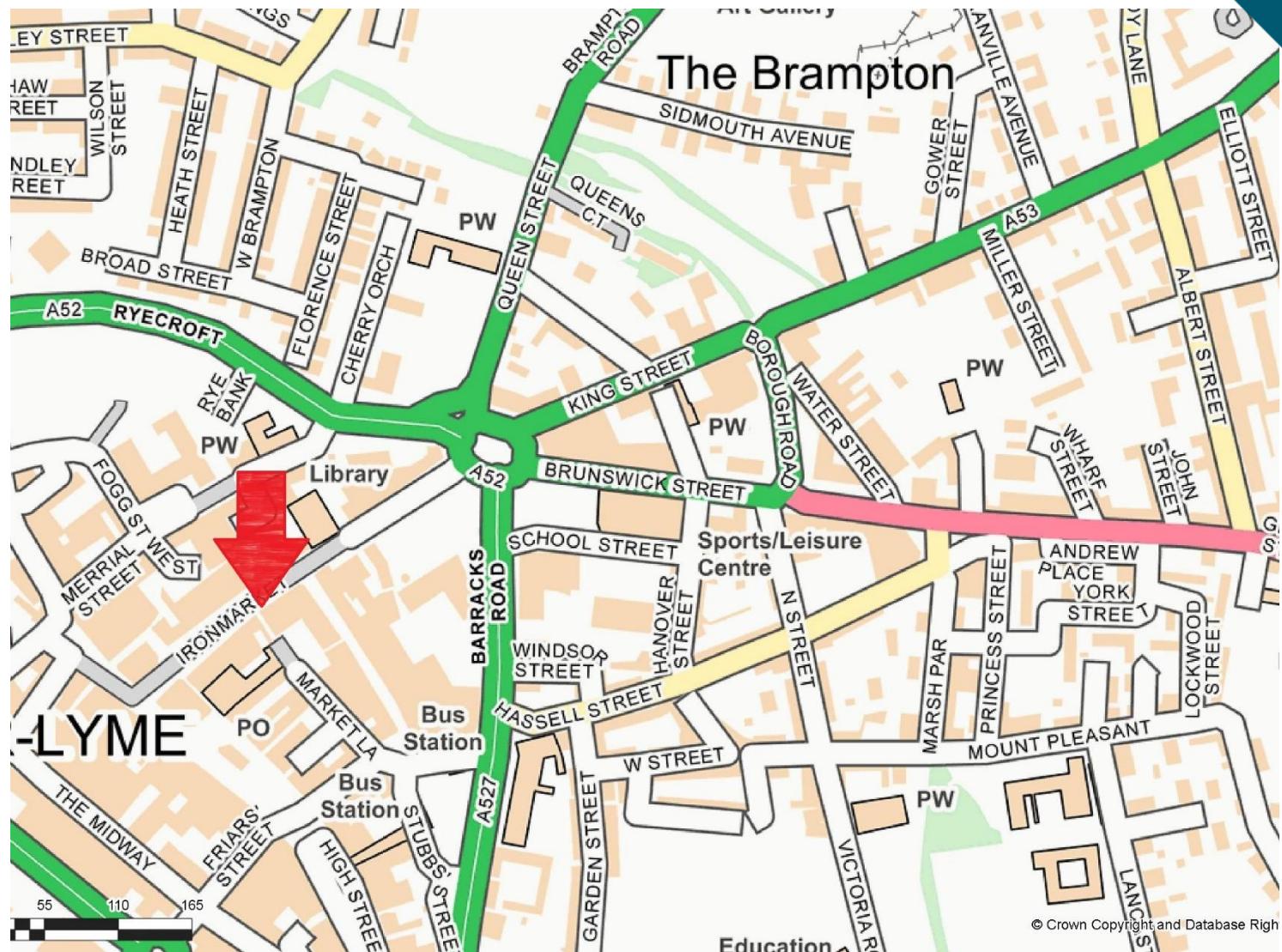
## CONTACT

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# Our services

**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.



## 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.



## 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.