

# TO LET

WORKSHOP / GARAGE UNIT

4 ALBANY ROAD, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 9EJ



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

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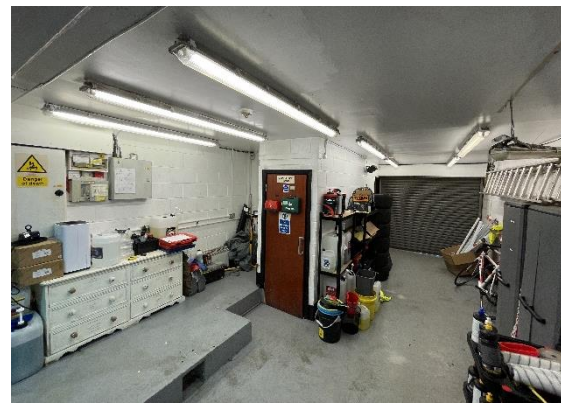
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### LOCATION

The property is located on Albany Street in Newcastle-Under-Lyme, close to the A54 dual carriage way. Albany Street provides a link to Newcastle-Under-Lyme town centre as well as easy access to major roads including the A500 and the M6.

A500 – 2.5 miles

M6 J15 – 3.5 miles

### DESCRIPTION - [Virtual Tour](#)

The property comprises of a workshop unit of steel frame and masonry construction beneath a pitched steel profile clad roof surface incorporating sky lights. The building is accessed via two roller shutter doors off a secure yard to the front of the premises. There is also a roller shutter to the side elevation for side loading. The unit briefly benefits from the following:

- WCs
- Kitchen
- Ground and first floor offices
- Three phase electricity supply (not tested)
- Secure yard
- LED spotlights in workshop.



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| Accommodation             | SQ M   | SQ FT |
|---------------------------|--------|-------|
| Total Gross Internal Area | 252.62 | 2,719 |

## RENT

£22,000 per annum

## TENURE

The property is available on a new full repairing and insuring lease for terms to be agreed.

## EPC

The property has an EPC rating of C-66.

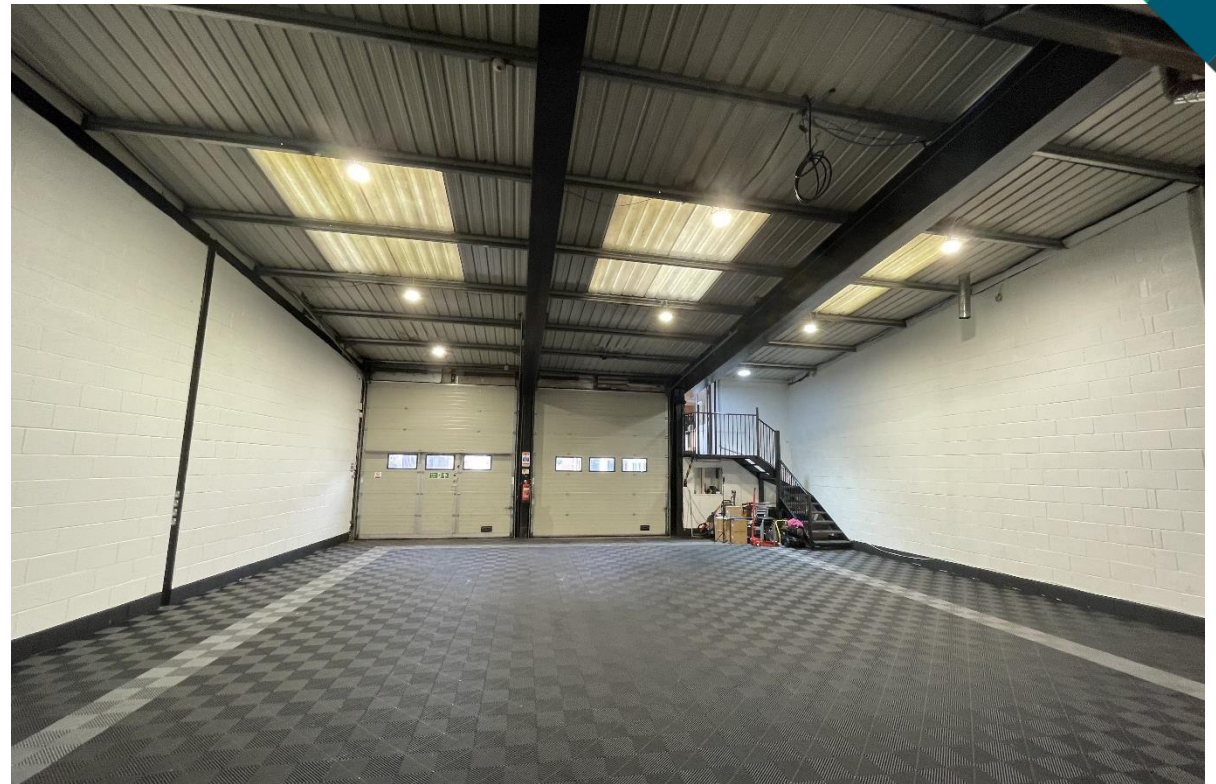
## RATING ASSESSMENT

The property has a rateable value of £11,750.

We would recommend that all enquiries are directed to the Local Rating Authority (Newcastle Borough Council).

## SERVICES

Water, gas and 3-phase electric 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.



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## LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle Borough Council)

## VAT

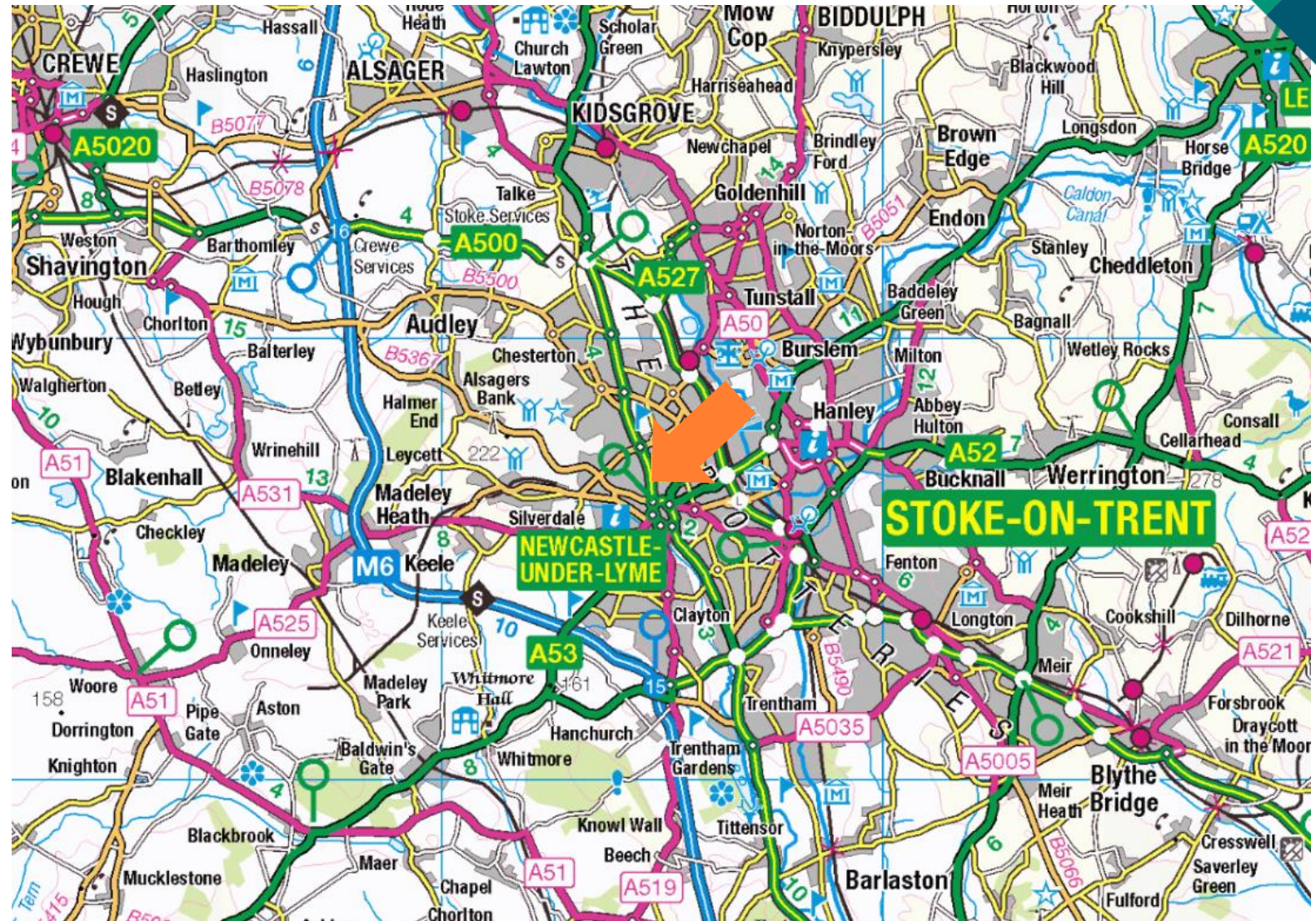
All prices are quoted exclusive of VAT which is not applicable.

## CONTACT

**Caine Savage**

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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.