

FOR SALE

SERVICED OFFICES / DEVELOPMENT OPPORTUNITY

QUEENS GARDENS BUSINESS CENTRE, 31 IRONMARKET, NEWCASTLE-UNDER-LYME, ST5 1RP



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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QUEENS GARDENS BUSINESS CENTRE, NEWCASTLE-UNDER-LYME, ST5 1RP



LOCATION

The property is located on Ironmarket at the entrance to the pedestrianised area of the town centre. The newly developed Newcastle Borough Council offices and Queens Gardens are located opposite, which provides public space. 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. For further details contact the agent.

DESCRIPTION - [Example Office Areas 360 Tour Link](#)

The property is a Grade II Listed building, currently providing town centre serviced offices over three floors with private parking for approximately 12 cars, the car park can be accessed from Ironmarket or Ryecroft. Adjoining the car park is a former public toilet block which does not form part of the property.

Internally, the property provides a reception area with a range of office suites and occupancy currently at 68%, subject to changes. The licence fees are inclusive of all costs with the exception of telephone charges, contents insurance and business rates.

Detailed planning consent was granted in 2008 (08/0072/FUL), extended in 2011, for conversion to ground floor offices and 6 apartments over 1st & 2nd floors. This planning has lapsed.

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ACCOMMODATION	SQ M	SQ FT
Ground Floor	278.25	2,991
First Floor	212.82	2,291
Second Floor	155.90	1,654
Basement	47.02	506
Net Internal Area	646.97	6,936

TENURE

Freehold subject to the existing licence agreements.

RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

PLANNING

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

PRICE

£650,000, VAT not applicable.

SERVICES

All services are 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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EPC

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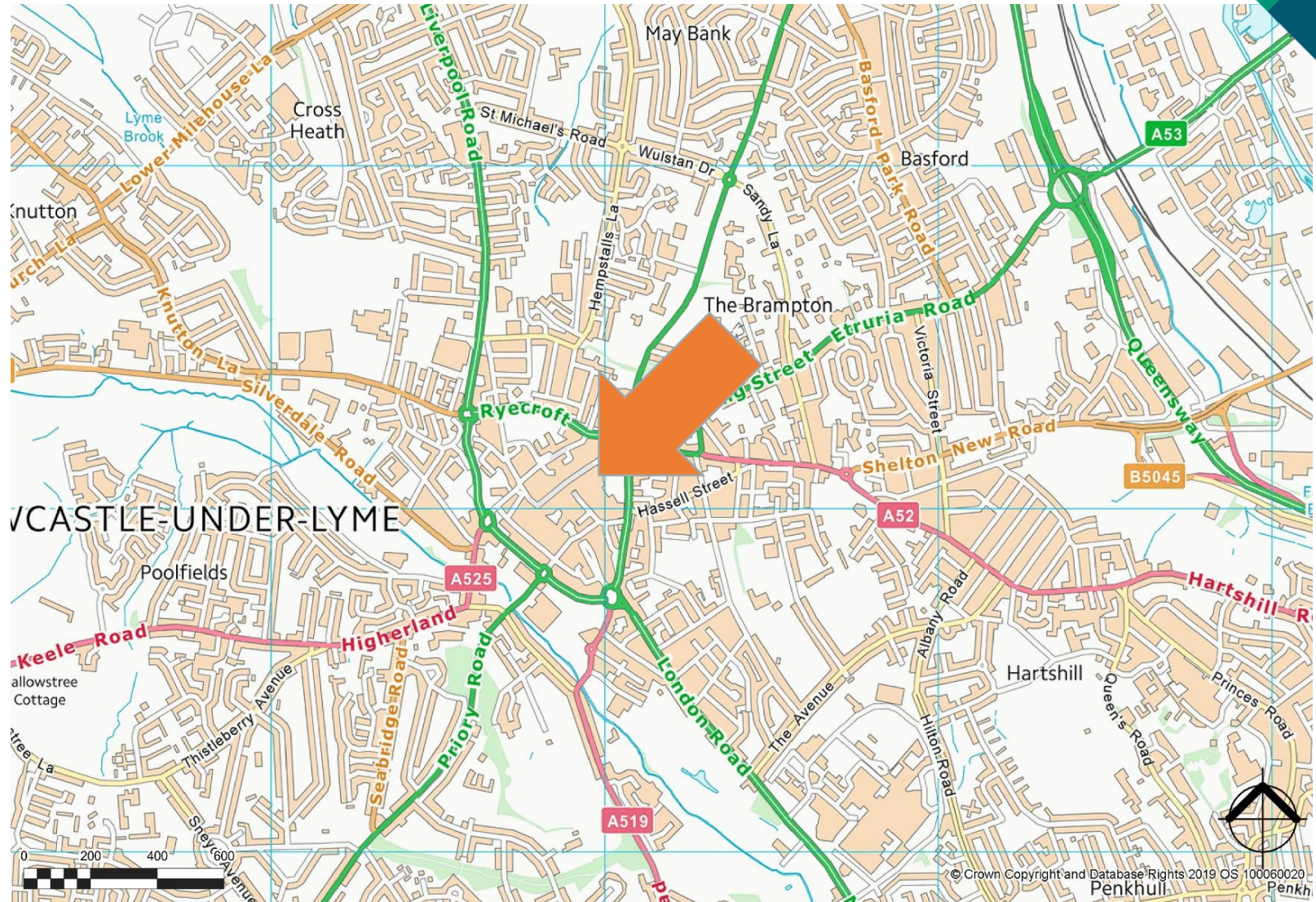
CONTACT

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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU

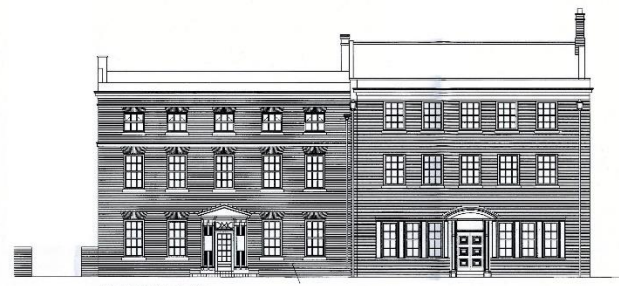


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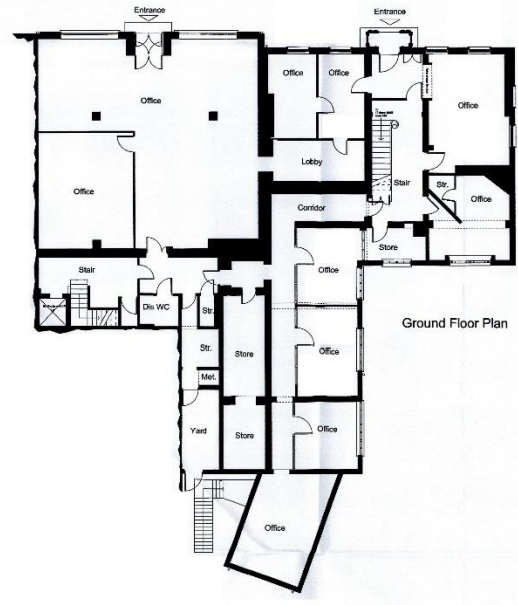
West Elevation to library



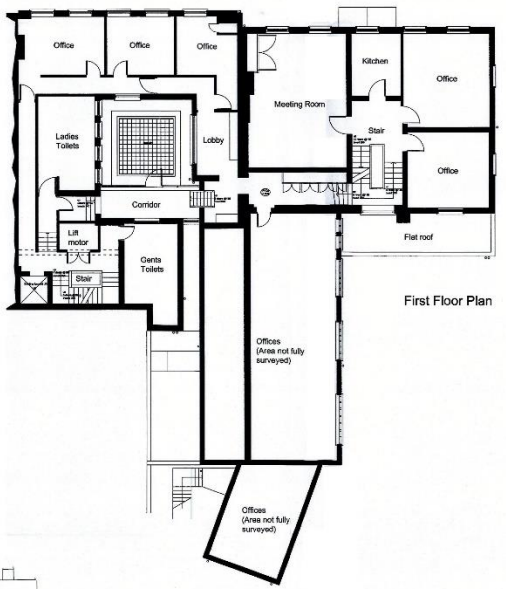
Elevation to Ironmarket



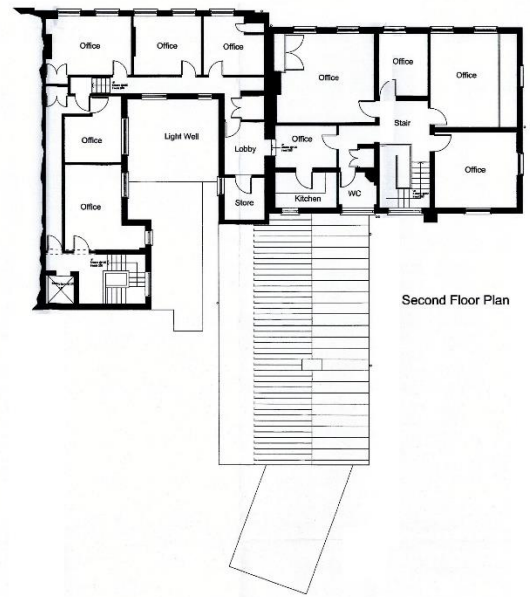
North Elevation to Merial Street



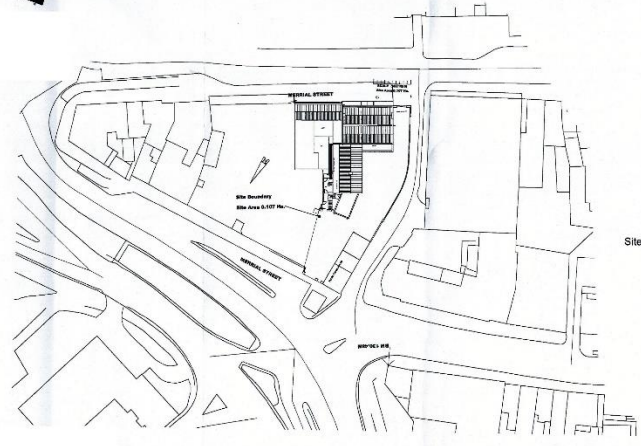
Ground Floor Plan



First Floor Plan



Second Floor Plan



Site Plan 1:500

The plan is from 2006 and for identification purposes only. The internal layout may have altered and interested parties are to satisfy themselves.

HULME UPRIGHT MANNING ARCHITECTS TOMMY PLANNING INTERIOR DESIGNERS
105/106 Farnley Park Mansions, 81-83, Station Road, L1 1SU
Tel: 01782 20800 Email: hulum@hulum.co.uk

Client: 31 Ironmarket, Newcastle under Lyme, Staffs.
Project: The Survey of Existing Conditions

Status: PLANNING
Date: Aug 2006
Scale: B/A0 1:100, 1:250
Project No: 19848 Drawing No: AS (-) 01
Drawn: SHG
Checked: A





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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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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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.