

RORY MACK

ASSOCIATES



**16 & 16A HIGH STREET, MAYBANK,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 0JB**

**FOR SALE
£235,000**

- **Mixed use investment property with NIA of 1,173 sq ft**
- **Ground floor shop and one bedroom flat above**
- **5 year commercial lease from November 2023 producing £12,000pa**
- **First floor flat producing £7,800pa**
- **Total income: £19,800pa with the potential to increase in the future**



16 HIGH STREET, MAYBANK

NEWCASTLE-UNDER-LYME, ST5 0JB

GENERAL DESCRIPTION

A mid-terraced building of brick elevations and rendered covering with pitched tiled roof coverings, offered to market fully occupied with longstanding tenants on the ground floor and new residential tenant on the first.

Located on Maybank's High Street, where shops and flats rarely stay empty for long with free on road parking and the marsh opposite. On the ground floor is a tattoo parlour with excellent reputation and over two years into the current lease, paying £1,000pcm. The shop is mainly open plan with a kitchen, treatment room and bathroom to the rear with access to the rear yard and large garden. The unit benefits from double glazed window frontage, vinyl flooring, spotlights in the plastered ceiling and gas powered wall mounted radiators. The first floor has a separately accessed one bedroom flat with entrance on the front. The flat comprises a lounge, separate kitchen, double bedroom and bathroom and benefits from carpeted flooring, UPVC double glazed windows and a fully fitted kitchen. Each part of the building has its own separate gas and electric meter.

LOCATION

The property is located on Maybank High Street opposite Wolstanton Park and 1 mile from Newcastle town centre. Maybank is easily accessible from the A34, A500 and M6 motorway and is located 3.5 miles away.

TENANCY DETAILS

The ground floor is let to a private individual, T/A Black Opal Tattoo at £12,000pa on an IRI lease from 1st November 2023 for 5 years with a break clause at the end of the 3rd year. The tenant has informed the agent that they will not be exercising the break. The tenant has confirmed in writing that they would be happy to continue the lease at £1,200pcm in 2028 for a further 5 years. Copy of the lease available upon request.

The first floor is let to a private individual at £7,800pa on a 12 month AST from 22nd September 2025. Copy of the AST is available upon request.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing IRI and AST leases.

BUSINESS RATES

Rateable Value: £6,600

The tenant is responsible for payment of any business rate liability where applicable.

COUNCIL TAX

First floor flat, 16a High Street – Band A

SERVICES

Mains water, drainage, gas and electricity are connected. Heating is provided by gas powered radiators powered by new boilers throughout. Each part is individually metered. No services have been tested by the agents.

ACCOMMODATION

Ground Floor:

| | |
|-------------------|------------------|
| Sales: | 498 sq ft |
| Kitchen: | 71 sq ft |
| Treatment room: | 48 sq ft |
| Bathroom: | 42 sq ft |
| Total NIA: | 659 sq ft |

First Floor:

| | |
|-------------|------------------|
| Lounge: | 172 sq ft |
| Bedroom: | 172 sq ft |
| Kitchen: | 105 sq ft |
| Bathroom: | 65 sq ft |
| NIA: | 514 sq ft |

Total NIA: 1,173 sq ft

EPC

16 High Street – Band D (80)

16a High Street – Band D (60)

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

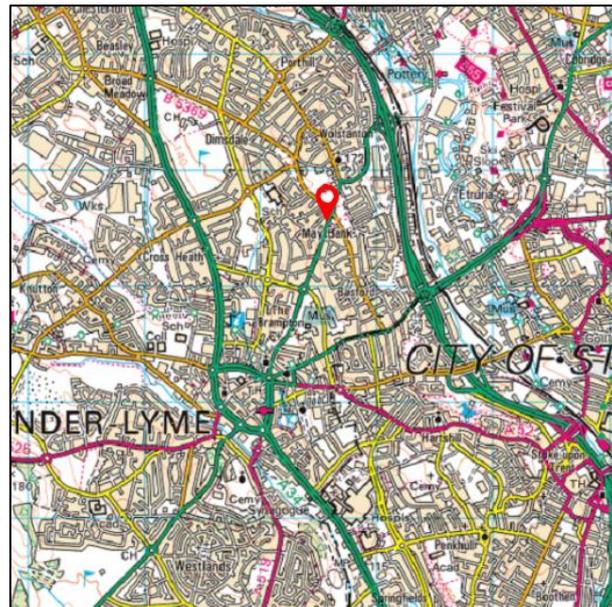
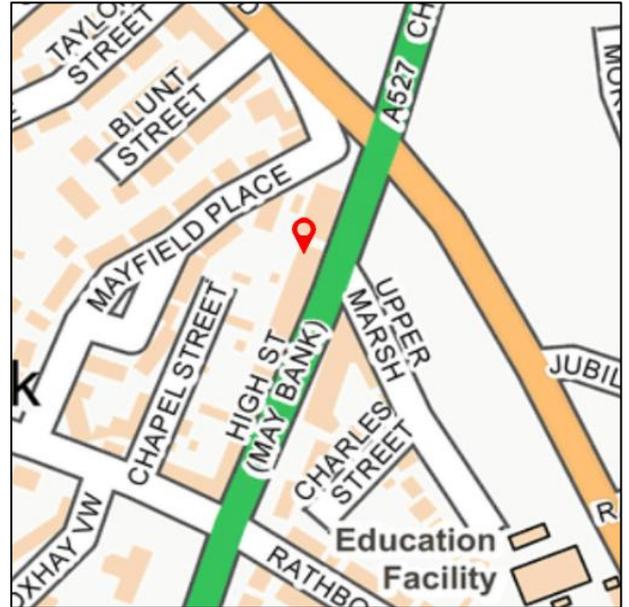
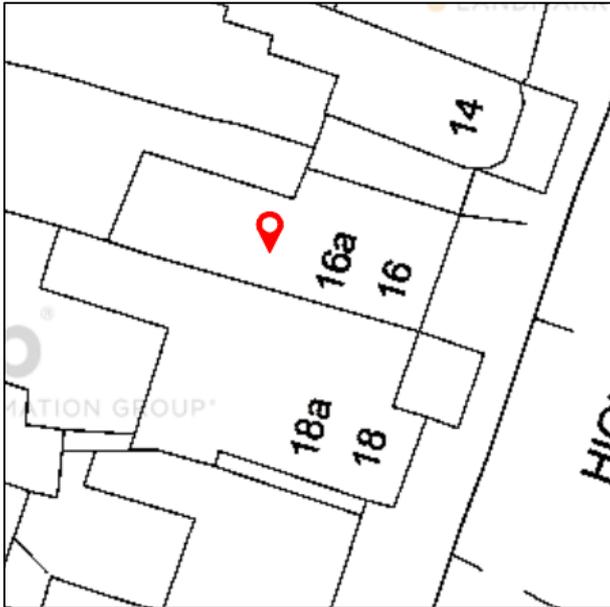
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements