

**RORY MACK**

**ASSOCIATES**

**FOR SALE:**

**£150,000**

**TO LET:**

**£12,000 PAX**

**Upper Floors, 51-52 Ironmarket**

**Newcastle under Lyme  
Staffordshire, ST5 1PB**



- **Former beauty sales premises**
- **Town centre location with frontage to Ironmarket**
- **Arranged over 1<sup>st</sup> and 2<sup>nd</sup> floor and extending to 1,482 sq. ft. (NIA)**
- **May suit alternative uses (STP) where necessary**

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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**E:** [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



Rory Mack Associates Ltd  
Registered in England & Wales.  
Reg No. 6424169

**WWW.RORYMACK.CO.UK**

**GENERAL DESCRIPTION**

Former beauty salon premises arranged over 1st and 2nd level and extending to 1,482 sq. ft. (NIA). The accommodation is accessed off Market Lane, (off Ironmarket) and benefits from a town centre location with extensive frontage to Ironmarket. The property has a long established reputation as a beauty salon (formerly Newcastle House of Beauty) and would suit similar activities or as offices or possibly residential, subject to planning where necessary.

**LOCATION**

The property benefits from a prominent location in the pedestrianised part of the town centre close to a number of public car parks.

**ACCOMMODATION****Ground Floor:**

Entrance Foyer: -

**1st Floor:**

Reception Area: 90 sq. ft.

Room 1: 384 sq. ft.

Room 2: 126 sq. ft.

Room 2: 232 sq. ft.

WC: -

**2nd Floor:**

Room 4: 130 sq. ft.

Room 5: 239 sq. ft.

Room 6: 251 sq. ft.

Kitchen: 30 sq. ft.

WC: -

**Total NIA: 1,482 sq. ft.**

**SERVICES**

All mains services are connected. Gas fired central heating installed. No services have been tested by the agents.

**VAT**

The rent/sale price is subject to VAT.

**EPC**

TBA

**BUSINESS RATES**

Rateable Value: £6,900

Rates Payable: £3,387.90 pa (2019/2020)

\*\*Properties with a rateable value of less than £51,000 within the retail or hospitality sectors will be entitled to a tax holiday of up to 100% for a period of 12 months. It is suggested that any interested parties make their own enquiries to the valuation office\*\*

Strictly by appointment through agents:

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## TENURE

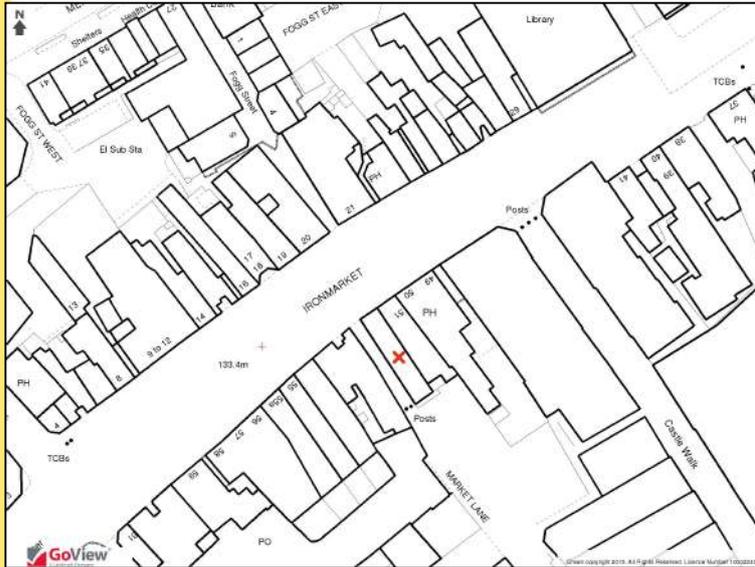
Available by way of a new full repairing and insuring lease, by way of service charge, for a term of years to be agreed, subject to rent reviews every three years. Alternatively the long leasehold interest can be acquired on terms to be agreed, subject to contract and with vacant possession upon completion.

V0993/18032020

# RORY MACK

## ASSOCIATES

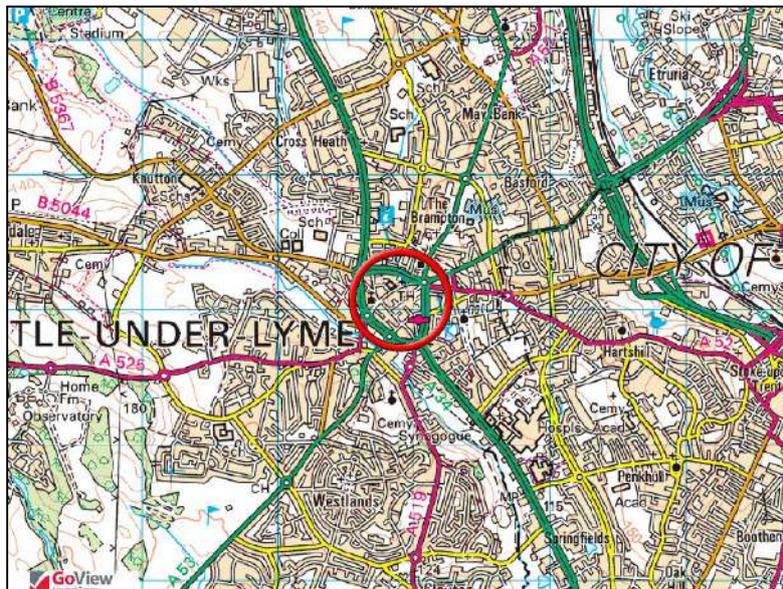
### ORDNANCE SURVEY



### STREET MAP



### TOWN MAP



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