

# RORY MACK

ASSOCIATES



**25-27 WELL STREET & 82 GARDEN STREET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1BP**

**FOR SALE  
£230,000**

- Office building suitable for residential conversion (STP)
- Total NIA 2,188 sq ft
- Versatile building that would suit a wide range of businesses
- Within 100 yards of Newcastle town centre
- EPC: B (46)



## 25-27 WELL STREET & 82 GARDEN STREET

### NEWCASTLE-UNDER-LYME, STAFFORDSHIRE

#### ST5 1BP

#### GENERAL DESCRIPTION

A corner mid terraced office building of brick elevations with tiled pitched roof coverings formerly comprising three dwelling houses which have now been merged into one commercial premises. Each property retains its original access door and briefly comprises a reception/lobby, six offices, a kitchen/office area, second kitchen and two toilets on the ground floor. On the first floor, part of which spans over the archway are six further offices and a large kitchen/breakout area plus a further bathroom. The property benefits from UPVC double glazed windows and gas fired central heating to most of the rooms. The property continues to suit other office business and would also suit a residential conversion, subject to planning.

#### LOCATION

The property is located within 100 yards of Newcastle-under-Lyme town centre and has an extensive frontage to Well Street with a return frontage to Garden Street. The property is within 500 yards of the Ring Road and A34 which leads to the A500 dual carriageway and Junction 15 of the M6 is only 3 miles away.

#### SERVICES

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

#### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

#### VAT

The sale price is subject to VAT

#### BUSINESS RATES

Rateable Value: £10,500

Rates Payable: £5,239.50 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a reduction on the rates payable. It is the responsibility of the purchaser to establish their rates payable liability.

#### ACCOMMODATION

##### Ground floor

Reception:	173 sq ft
Office:	47 sq ft
Office:	100 sq ft
Office:	62 sq ft
Kitchen/office:	43 sq ft
WC:	--
WC:	--
Office:	79 sq ft
Office:	159 sq ft
Office:	166 sq ft
Office:	133 sq ft
WC:	--
<b>Total NIA:</b>	<b>962 sq ft</b>

##### First floor

Office:	141 sq ft
Office:	180 sq ft
Office:	150 sq ft
Kitchen/breakout:	194 sq ft
Office:	114 sq ft
Office:	182 sq ft
Office:	165 sq ft
Office:	100 sq ft
WC:	--
<b>Total NIA:</b>	<b>1,226 sq ft</b>

**Overall NIA: 2,188 sq ft**

#### EPC

Band B (46)

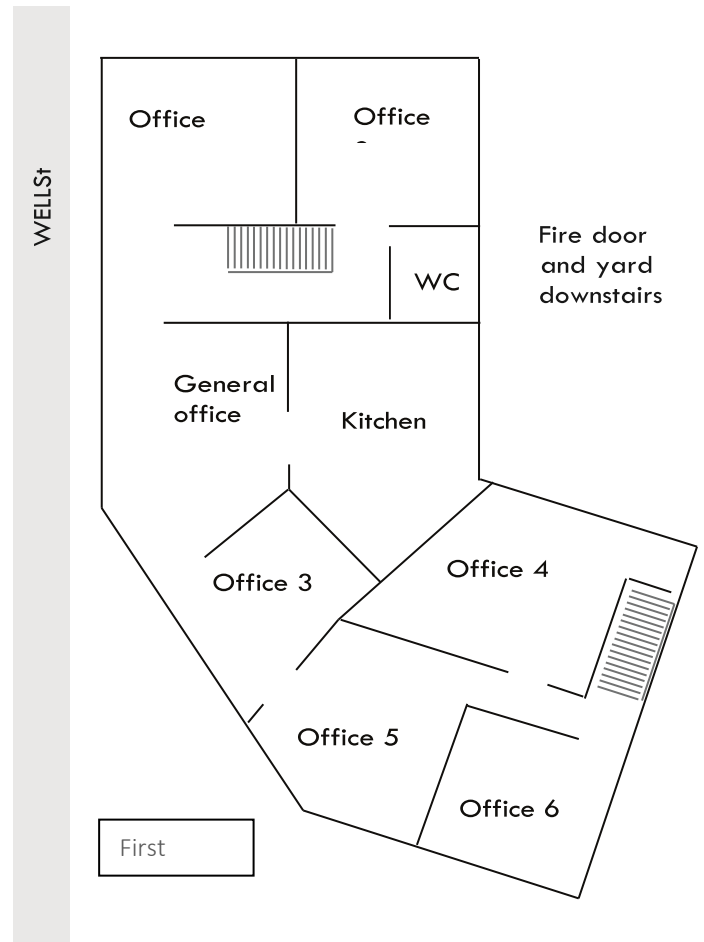
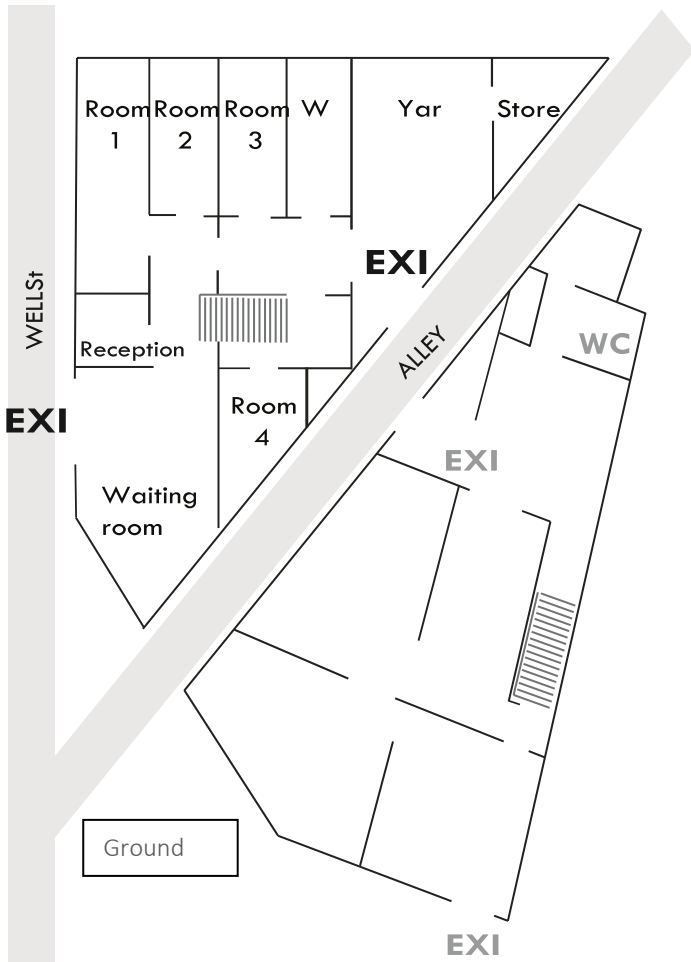
#### ANTI MONEY LAUNDERING REGULATIONS

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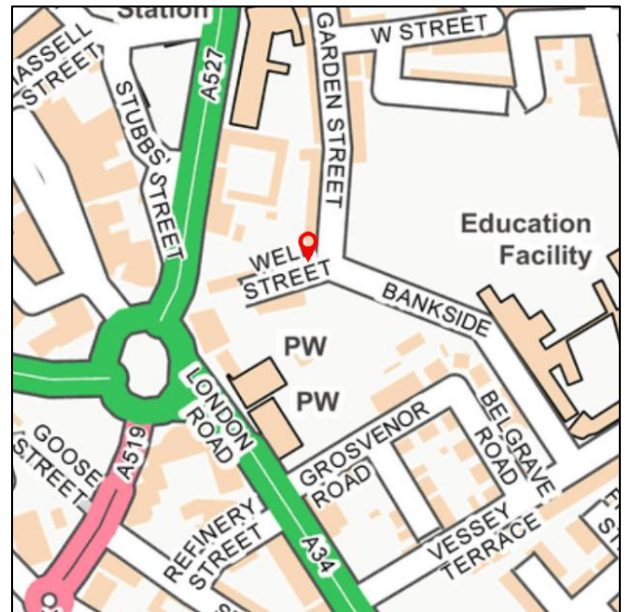
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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