

Newcastle-under-Lyme

Queensgate Business Centre

31 Ironmarket

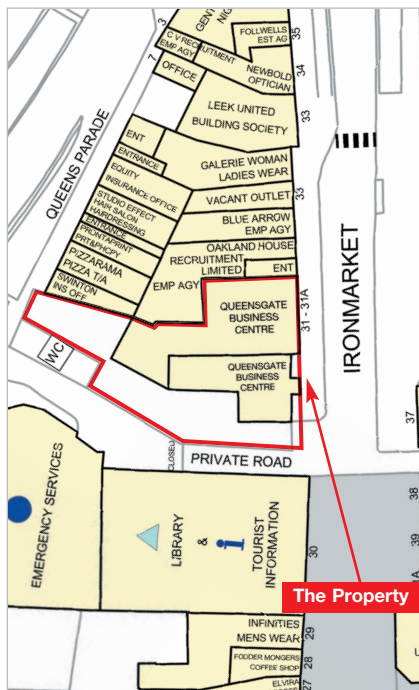
Staffordshire

ST5 1RP

- Freehold Period Part Grade II Listed Business Centre Investment with Car Parking
- Multi-let business centre
- Comprising 693.95 sq m (7,446 sq ft) offices of which 173.5 sq m (1,868 sq ft) offered with vacant possession
- Town centre position
- Current Rent Reserved

£62,544.96 pa
with Vacant Possession
of Twelve Office Suites
upon Completion

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Newcastle-under-Lyme is one of the principal centres within the busy North Staffordshire conurbation, being directly adjacent to Stoke-on-Trent. The town lies 2 miles from Junction 15 of the M6 motorway, some 40 miles south of Manchester and some 40 miles north of Birmingham.

The property is situated on the northern side of Ironmarket adjacent to the public library and opposite Queen's Gardens in the town centre. Ironmarket makes up part of the pedestrianised section of the town centre.

Occupiers close by include Oakland Finance, Swinton Insurance, Leek United Building Society and Folwells Estate Agents.

Description

The property is arranged on basement, ground and two upper floors to provide a part Grade II Listed office business centre which provides a mix of 32 open plan and partitioned office suites with male and female WC facilities on each floor, kitchenette and reception service. The property benefits from on-site parking for 18 cars.

The property provides the following accommodation and dimensions:

Basement	47.00 sq m	(506 sq ft)
Ground Floor	278.25 sq m	(2,995 sq ft)
First Floor	212.80 sq m	(2,291 sq ft)
Second Floor	155.90 sq m	(1,654 sq ft)
Total	693.95 sq m	(7,446 sq ft)

Tenancy

The property is divided to provide 32 office suites, 22 of which are let on Tenancy/Licence Agreements producing a total inclusive rent of £62,544.96 per annum (excluding business rates which are payable by the tenants). A schedule of Tenancy/Licence Agreements and outgoings is available from the Auctioneers.

Planning

The property has consent for conversion to 6 apartments on the upper floors with commercial on the ground – Planning Ref: 08-00072/FUL

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 110 Newcastle-under-Lyme.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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