



20 Stubbs Gate

Newcastle-under-Lyme, ST5 1LU

Asking Price £65,000

859.00 sq ft



Outstanding opportunity to purchase a commercial investment close to Newcastle town centre and having a longstanding Tenant who has been in occupation for decades. Let by way of 6 year lease from 1st April 2020 at £5,160 per annum with verbal confirmation from the Tenant that he wishes to enter into a new agreement for a further three to six year term.



Description

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Location

The property is located on Stubbs Gate, a residential street close to Newcastle Town Centre with nearby retailers including Morrisons, Costa and Homebase.

Accommodation

GROUND FLOOR:

Reception/Working Area: 384 Sq ft (35.67 Sq m)

Workshop: 128 Sq ft (11.89 Sq m)

FIRST FLOOR:

Office/Store: 286 Sq ft (26.57 Sq m)

Kitchen: 61 Sq ft (5.67 Sq m)

TOTAL NIA: 859 Sq ft (79.80 Sq m)



Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2024/25 is £4,900. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold subject to existing lease.

Tenants Internal Repairing and Insuring Lease for 6 years from 1st April 2020 at £5,160 per annum

EPC

Energy Performance Certificate number and rating is 106 E

VAT

VAT is not applicable to this sale.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.