



Former Beardmore & Smith Limited Meadow Street

Chesterton, Newcastle, ST5 7HU

Asking Price £385,000

7613.00 sq ft



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Description

The property comprises several different sections which cover a site of approx. 8,400 sq ft as measured using digital mapping. The showroom and office premises are a two storey brick built building with pitched tiled roof. Internally there is an entrance reception, leading to ground floor showroom with some partition walls for fireplace display purposes. There is a ground floor w.c. Stairs from the reception area lead to first floor offices and staff amenities with some double glazed windows. There are two offices, kitchen, 2 x w.c., store cupboard and access to boarded loft (not inspected). The adjoining building is a single storey workshop with the benefit of 3phase electric and consisting of loading bay, main workshop, rear workshop and a mixer room which was a later addition. There is an additional adjoining workshop which was not inspected as at the time it was let to a third party for storage purposes, however will be vacant. This area has been measured using digital mapping. To the front of the premises is an area suitable for parking with space for approximately 2-3 vehicles. In addition there is some outside storage immediately in front of the warehouse.

Location

Meadow Street is within an industrial area of Chesterton located off London Road, with other traders such as Tidysite Skip Services, MW Scaffold Solutions and GP Autos. London Road is approx 600m from Talke Road (A34) running between Talke and Newcastle-under-Lyme and giving access to A500 and J15 & J16 of the M6. Chesterton is a former mining village on the edge of Newcastle-under-Lyme and is the second largest individual ward in the Borough of Newcastle.

Accommodation

Ground Floor Showroom

Reception : 112 sq ft (10.39 sq m)

Front showroom : 938 sq ft (87.17 sq m)

Rear showroom : 1,219 sq ft (113.21 sq m)

w.c.

First Floor Offices

Main office : 343 sq ft (31.91 sq m)

Office 2 : 150 sq ft (13.92 sq m)

Kitchen : 158 sq ft (14.68 sq m)

2 x w.c.

Storage cupboard

Ground Floor Workshop

Loading Bay : 735 sq ft (68.31 sq m)

Workshop : 1,965 sq ft (182.59 sq m)

Mixer room : 185 sq ft (17.18 sq m)

Rear workshop : 832 sq ft (77.26 sq m)

Area not accessed (measured using digital mapping)

Workshop : 976 sq ft (90.7 sq m)

Total : 7,613 sq ft (707.32 sq m)

Services

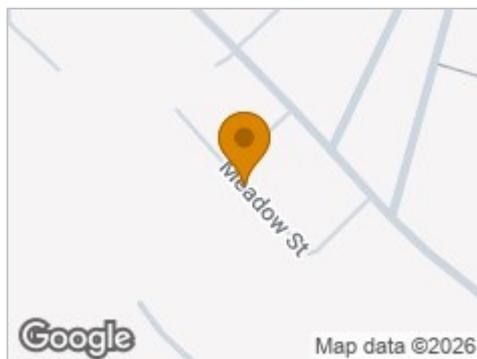
All mains services are available subject to any reconnection which may be necessary.

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.



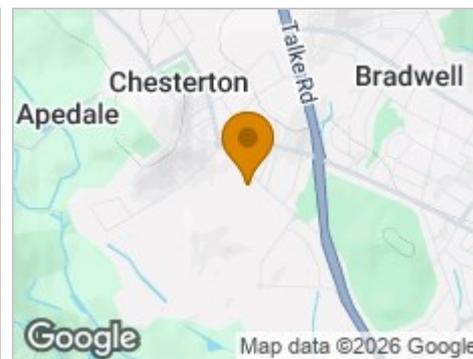
Road Map



Hybrid Map



Terrain Map



Rating

The VOA website advises the rateable value from 1st April 2026 is £36,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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 with vacant possession.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.