



## 56 Ironmarket

, Newcastle-under-Lyme, ST5 1PE

£4,500 Per Annum



811.00 sq ft

Well presented first and second floor offices located within Newcastle town centre. The property has been recently refurbished and is ready to move into. The properties are available separately or together and each has its own entrance.



## Description

Refurbished first and second floor offices situated above Capello Lounge in Newcastle town centre. The properties are available separately or together, with each number having its own ground floor entrance, kitchen and toilet facilities. Please note there is no internal access from one to another. The properties are carpeted, and benefit from ground floor intercom/buzzer systems.

## Location

The property is located approx half way up Ironmarket, being one of Newcastle's main pedestrianised streets. Ironmarket joins the High Street at one end and the ring road at the other.

## Accommodation - 56 Ironmarket

### First Floor

Front Office : 356 sq ft (33.10 sq m)

Rear Office : 185 sq ft (17.18 sq m)

### Second Floor

Ladies & Gents toilets

Kitchen : 46 sq ft (4.30 sq m)

Front Office : 224 sq ft (20.77 sq m)

Total : 811 sq ft (75.35 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 2020/21 for 56 is £4,650, the rateable value for 2020/21 for 58 is £6,200. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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

Leasehold - on new terms to be agreed.

## 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

## 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.

## Contact

For all enquiries other than viewings please contact;

Tamzin Eales

Email : [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

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