

**RORY MACK**

**ASSOCIATES**



**2<sup>ND</sup> FLOOR, 20A IRONMARKET,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 1RP**

**TO LET  
£3,000 PAX**

- Former barbers/hairdressers in the centre of town
- Usable space of 504 sq ft
- Located above Pockets Menswear with internal stair access
- Available for immediate occupation via new lease
- EPC: D (82)



## 2<sup>ND</sup> FLOOR 20A IRONMARKET

### NEWCASTLE-UNDER-LYME

#### ST5 1RP

#### GENERAL DESCRIPTION

A second floor former barbers and hairdressers which is now vacant. The unit may suit another beauty based business but could equally be used as storage or office space. The unit benefits from mains gas and electric and has a valid EICR. Although dated, the property is perfectly usable and will come as a blank canvas for the ingoing tenant who can make changes accordingly, with the initial rent reflected in this. The unit comprises 2 rooms of 231 sq ft and 234 sq ft respectively, a kitchen and WC. Please note, the space is accessed via staircase only.

#### LOCATION

The space is located in the centre of Newcastle-under-Lyme town and is a short walk from the bus station and numerous taxi ranks. The building is located on a pedestrianised street and above Pockets Menswear.

#### ACCOMMODATION

##### Second Floor

Room one:	231 sq ft
Room two:	234 sq ft
Kitchen:	39 sq ft
WC:	--

**Total NIA: 504 sq ft**

#### SERVICES

Mains electric, gas, water and drainage are connected. No services have been tested by the agents.

#### VAT

The rent is not subject to VAT.

#### TENURE

Available by way of a Internal Repairing and Insuring Lease for a term to be agreed and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

#### BUSINESS RATES

Rateable value	£2,650
Rates payable	£1,322.35 pa (25/26)

Note: If you qualify for Small Business Rates Relief you should be entitled to a rates payable reduction.

#### ANTI MONEY LAUNDERING REGULATIONS

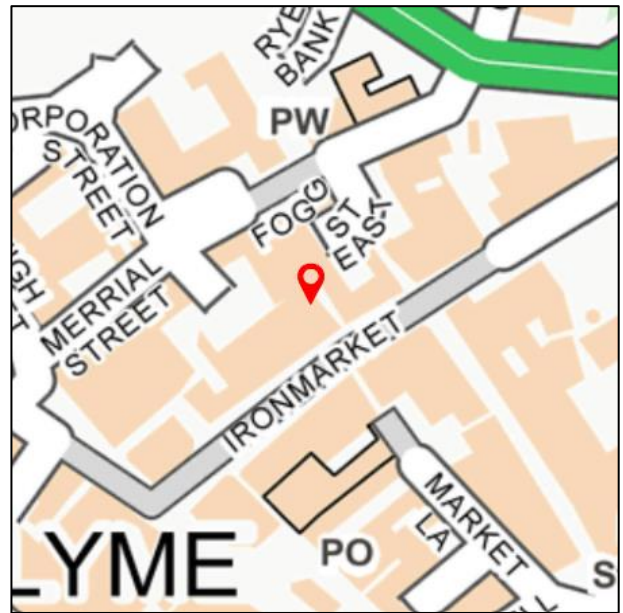
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



## 2<sup>ND</sup> FLOOR 20A IRONMARKET

### NEWCASTLE-UNDER-LYME

ST5 1RP



#### OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)

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