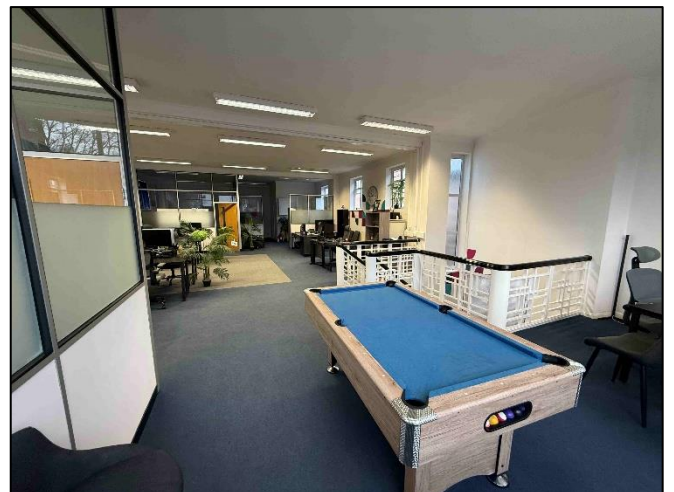
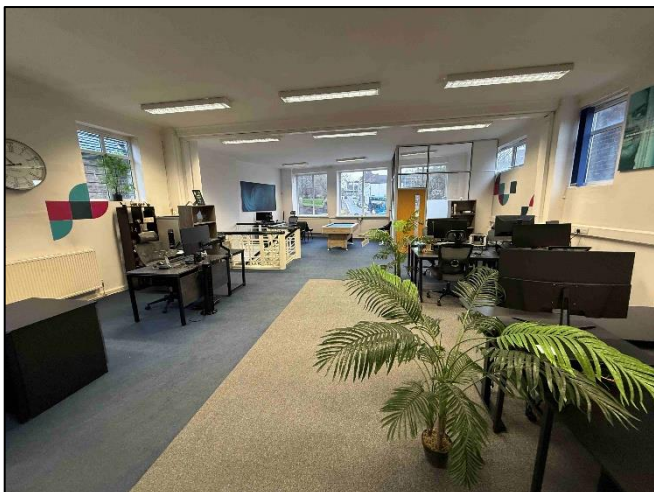




**FIRST FLOOR, 63A LOWER STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 2RS**

**TO LET
£10,500 PAX**

- Prominently located office accommodation
- Open plan first floor office with individual rooms and seating area
- Attractive art deco building with frontage onto the A34
- Net Internal Area of 1,477 sq ft
- EPC : TBC



**UPPER FLOOR, 63A LOWER STREET
NEWCASTLE-UNDER-LYME
ST5 2RS**

GENERAL DESCRIPTION

An attractive art-deco premises with separately accessed and self-contained first floor office accommodation. The office space has its own entrance at the front of the building and benefits from CAT 5 networking, plastered ceilings with tube strip lighting, double glazed UPVC windows, gas powered radiators and intruder alarm system. The first-floor area is very well presented throughout and arranged in open plan with fire exit to rear, a large boardroom and staff kitchen area with ladies and gents toilets. The space would suit a local office based business but alternative uses may be available (STP). Being so close to the town centre, there are multiple pay and display car parks close by including the new multi-storey car park a short walk away.

LOCATION

The property prominently features on the edge of Newcastle town centre having frontage to the A34, part of the towns Ring Road. Adjoining the property are a number of other commercial premises offering a range of services, including a restaurant operator.

ACCOMMODATION

First Floor

Front office/seating area	363 sq ft
Managers office:	79 sq ft
Main office:	572 sq ft
Boardroom:	237 sq ft
Kitchen:	159 sq ft
Store:	67 sq ft
WC x 2	--
Total NIA:	1,477 sq ft

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant contributing £250 + VAT towards the cost of preparing the lease.

BUSINESS RATES

Rateable Value: £10,000
Rates Payable: £4,320 pa (26/27)
Please Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% exemption.

SERVICES

Mains electric, gas, water and drainage are connected. The property is heated by gas powered radiators. No services have been tested by the agents.

VAT

The rent is subject to VAT.

ANTI MONEY LAUNDERING REGULATIONS

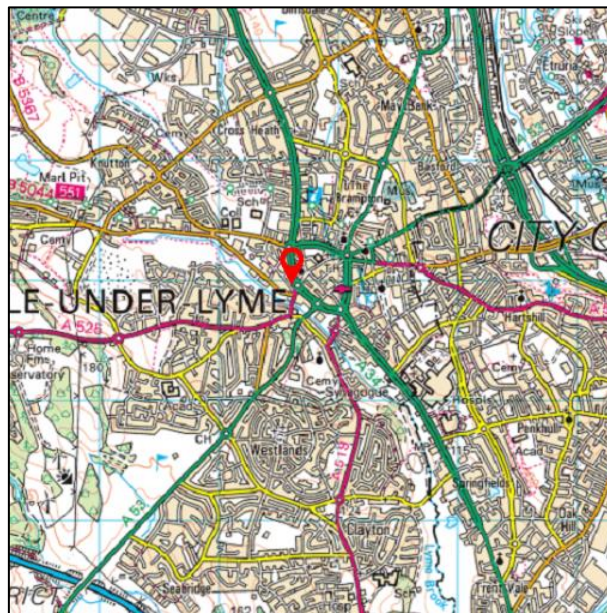
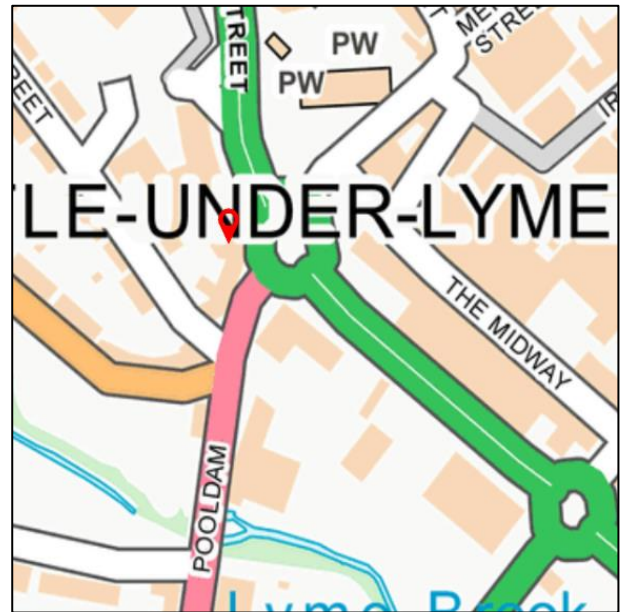
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



UPPER FLOOR, 63A LOWER STREET

NEWCASTLE-UNDER-LYME

ST5 2RS



OFFICE

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Newcastle

Staffordshire

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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