

# RORY MACK

## ASSOCIATES



The Shed

**THE SHED, 2 UPPER MARSH,  
MAYBANK, NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 0PU**

**TO LET  
£15,000 PAX  
FOR SALE  
£175,000**

- Detached restaurant/bar with fully fitted kitchen and seating for 46 people
- Very well presented and popular eating establishment opposite the Marsh
- Very well presented throughout and extending to 915 sq ft NIA
- Only recently closed and available as a 'turnkey' opportunity
- EPC : TBC



## 2 UPPER MARSH, MAYBANK NEWCASTLE-UNDER-LYME STAFFORDSHIRE, ST5 0PU

### GENERAL DESCRIPTION

A detached commercial property of brick elevations with flat roof covering available for sale or lease. The property is very well known in the local area and would suit a similar food or drink-based business but would also make an excellent retail or hair and beauty salon. The building is located opposite the Marsh in the centre of Maybank and features UPVC double glazed bi-fold doors to the front. The property comprises an open plan seating area for up to 46 people with natural wood finishes and soft ambient lighting, a bar area, kitchen and food preparation areas. The building benefits from electric roller shutters to the front and manual shutters to the side, hardwood flooring, air conditioning, gas powered radiators and wood lined ceiling. The kitchen can be left including the stainless steel fittings, on a repair or replace basis if rented.

### LOCATION

The property occupies an enviable position opposite the Marsh in Maybank just off High Street (A527) and around 1 mile from the centre of Newcastle-under-Lyme. The Wolstanton junction of the A500 is less than 1 mile away in the opposite direction.

### SERVICES

Mains electric, gas, water and drainage are connected. The property is heated by gas powered central heating with the additional benefit of cold and warm air conditioning. No services have been tested by the agents.

### TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees. Alternatively, on a freehold basis subject to contract and with vacant possession upon completion.

### ACCOMMODATION

Lounge/seating/bar area:	634 sq ft
Cellar:	60 sq ft
Kitchen:	109 sq ft
Food preparation:	112 sq ft
Ladies WC:	--
Gents WC:	--

**Total NIA:** 915 sq ft

### BUSINESS RATES

Rateable Value:	£9,900
Rates Payable:	£3,781.80 pa (26/27)

Rates payable calculated on the basis of the business operating are retail, hospitality or leisure.  
Note: If you qualify for Small Business Rates Relief you should be eligible for a 100% rates payable exemption.

### VAT

The sale price/rent is not subject to VAT.

### ANTI MONEY LAUNDERING REGULATIONS

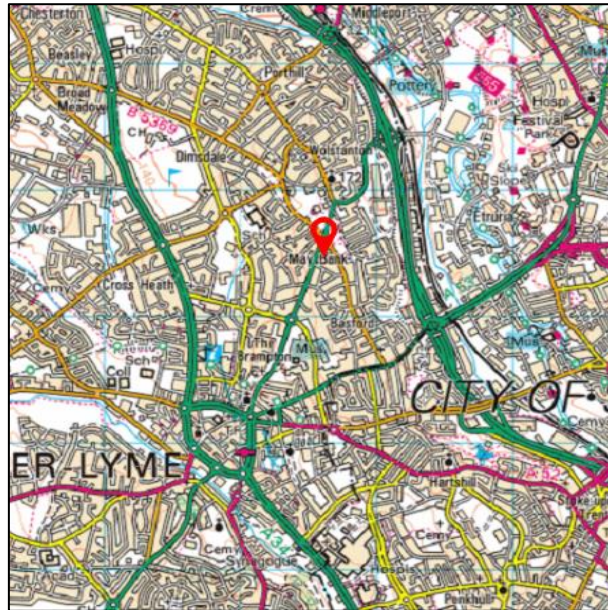
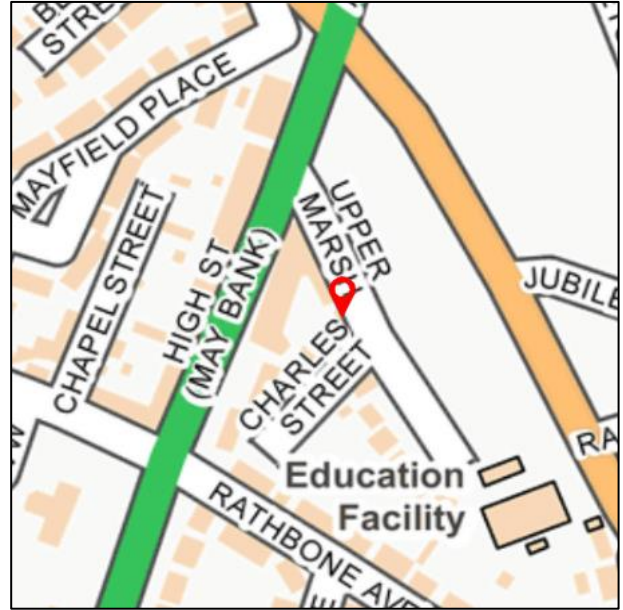
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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**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