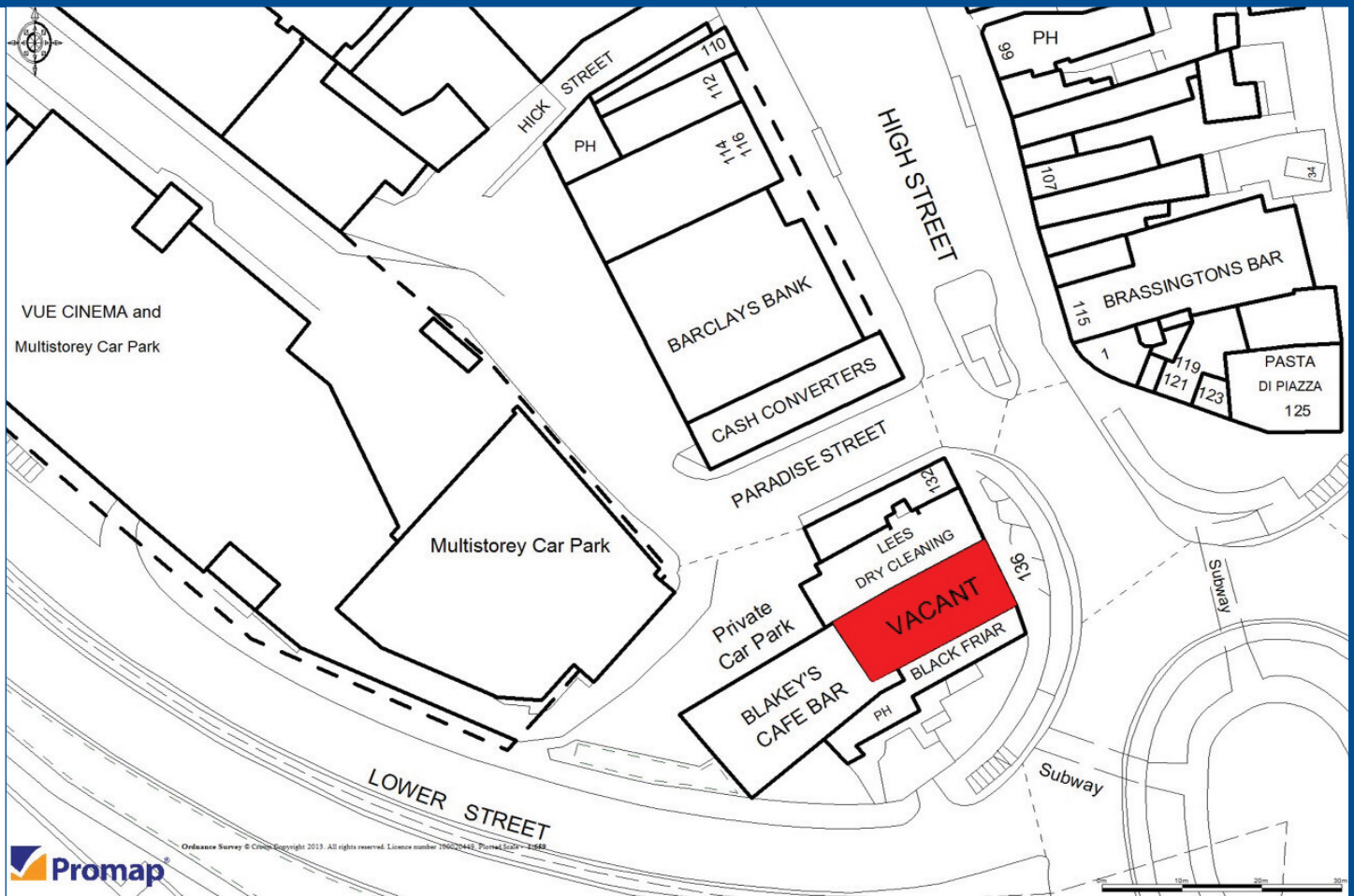


To Let
136 High Street, Newcastle-under-Lyme, ST5 1PT
(with parking)



richard lucas property consultants
0161 241 7998
info@richardlucas.co.uk
www.richardlucas.co.uk

136 High Street, Newcastle-under-Lyme, ST5 1PT

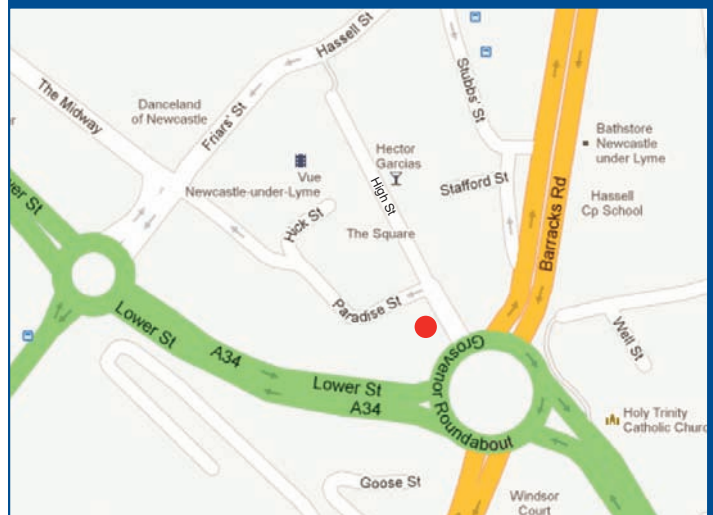


Location

Newcastle-under-Lyme has a population of 74,000 with some 366,340 living within 10km of the centre (Focus). It is a busy market town, located to the west of Stoke-on-Trent. It enjoys excellent communications, being located on the A34 with easy access to the A500 and junction 15 of the M6, which is 3 miles to the south.

The property is situated adjacent to the Black Friar pub at the southern end of the High Street, near to Cash Converters and Barclay's Bank. It overlooks the Grosvenor Roundabout and has good visibility. In addition to the various retail outlets, there are a number of bars and restaurants located close by in this part of the High Street. The well-established Blakey's café bar and live music venue is situated to the rear of the property in Paradise Street.

Also accessed off Paradise Street is a major multi-storey car park, which serves the town centre and an 8 screen Vue Cinema located close by. There is a pedestrian subway to the front of the property linking the town centre with a Morrison's supermarket and town centre surface car park.



136 High Street, Newcastle-under-Lyme, ST5 1PT

Description

The property offers versatile space. Originally estate agents' offices and latterly a ladies gym before becoming vacant, it is painted and carpeted throughout. There is a suspended ceiling in the main sales area at ground floor. The property is arranged on ground (with cellar) and first floors and has the following approximate dimensions and areas:

Built Frontage	9.43m	30ft 11ins
Built Depth:	21.5m	70ft 6ins
Internal Width (front):	8.41m	27ft 7ins

Ground Floor

Sales Area:	114.64 sq m	1,234 sq ft
Office:	5.25 sq m	56.5 sq ft
Kitchen:	5.48 sq m	59 sq ft
Ancillary Area:	7.52 sq m	81 sq ft
WC x2		

(there is a cellar accessed from ground floor)

First Floor

Front Office:	38 sq m	409 sq ft
Office 2:	17.28 sq m	186 sq ft
Office/Staffroom:	16.46 sq m	177 sq ft
Store/Backroom:	8.28 sq m	89 sq ft
WC off stairs		

The property benefits from car parking to the rear of the premises in the car park adjacent to 'Blakey's Café Bar' (off Paradise Street).

Lease

A new full repairing and insuring lease, with 5 yearly upward-only rent reviews, for a term of years to be agreed. Please note that flexible terms may be available.

Rent

On application.

Business Rates

Rateable Value:	£26,250
UBR 2012/13:	£0.458
Rates payable 2012/13:	£12,022.50

Interested parties are advised to make their own enquiries with the local rating authority on 01782 715500.

Planning

The property is suitable for a variety of uses, subject to planning. Interested parties are advised to make their own planning enquiries with the local authority 01782 742408.

EPC

See graph on these particulars.

Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd

0161 241 7998
info@richardlucas.co.uk

Subject to Contract

Please note: the surveyor instructed on this letting, Richard Lucas, is related to one of the joint-owners (lessors) of this property.



Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

67 This is how energy efficient the building is.



Centurion House, 129 Deansgate, Manchester, M3 3WR

0161 241 7998

info@richardlucas.co.uk

www.richardlucas.co.uk

Richard Lucas Property Consultants Ltd for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Richard Lucas Property Consultants Ltd or any joint agents has authority to make or give any representations or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. February 2013.