

HOLLY HOUSE
37 MARSH PARADE
NEWCASTLE UNDER LYME
STAFFORDSHIRE
ST5 1BT

TEL: 01782 715725
FAX: 01782 715726

EMAIL: ENQUIRIES@RORYMACK.CO.UK
WEB: WWW.RORYMACK.CO.UK



TO LET

£17,500 PAX

Twyford House

Hassell Street, Newcastle under Lyme, ST5 1AG



DETACHED DANCE STUDIO WITH PLANNING CONSENT FOR RETAIL (A1) USE



All prices and rentals quoted are exclusive of VAT (if applicable) Misrepresentation Act 1967

Rory Mack Associates for itself and for the vendors or lessors of this property whose agents it is given notice that: (I) the particulars set out as a general outline only for the guidance of intending purchasers or lessees and do not 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 their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty in relation to this property.

GENERAL DESCRIPTION

Twyford House is a detached property principally comprising an open plan dance studio which is a timber portal framed building with part brick and part glazed elevations supporting a pitched felt roof. Adjoining the main hall are a number of other rooms including entrance hall and office accommodation. Externally there is a detached garage providing storage accommodation.

LOCATION

As referenced on the location plan the property is prominently located on the fringe of Newcastle town centre and has frontage to both Hassell Street and Garden Street. There is a public car park immediately opposite the property and the former garage site which has recently been demolished is shortly to be the location of a new residential development.

ACCOMMODATION

Entrance Hall:	148 sq ft
Dance Studio:	902 sq ft
Office 1:	218 sq ft
Office 2/Kitchen:	160 sq ft
Store:	119 sq ft
Male & Female WC's:	

TOTAL NIA **1,547 sq ft (144m2)**

Detached garage 551 sq ft

SERVICES

We have been advised that all mains services are connected to the property. Heating is provided by a number of electricity powered wall mounted heaters. No services have been tested by the agents.

RATING

An enquiry of the Valuation Office confirms the following

Rateable Value	£3,100
Rates Payable	£1,342.30 per annum (06/07)

PLANNING

At present the property is being used as a dance studio and therefore benefits from (D2) consent (Assembly & Leisure). A detailed planning application (application number 05/00464/COU) has been granted permitting change of use to (A1) – retail use. A copy of the decision notice is attached.

TENURE

The property is available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed subject to rent reviews every three years and with the incoming tenant being responsible for landlord's reasonable legal fees.

INCENTIVE/ASSISTANCE

Subject to further negotiations, those who wish to undertake certain works to the property/site to accommodate the change of use/improve the building for retail purposes may be granted financial incentives to assist. For further details please contact the agents.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

Fax: 01782 715726

Email: enquiries@rorymack.co.uk

Website: www.rorymack.co.uk

V0905/150709

**NEWCASTLE
UNDER LYME
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 05/00464/COU

To: Mrs M.Humphreys
c/o Tarpey Barrett Associates
10 King Street
Newcastle
Staffs
ST5 1EL

The Council of the Borough of Newcastle-under-Lyme in pursuance of powers under the above-mentioned Act hereby permit the following development:

Description of development

Change of use from dance studio to A1 retail use

Location of development

Twyford Hall Hassell Street Newcastle Under Lyme

RECEIVED

07 JUL 2005

TARPEY
ASSOCIATES

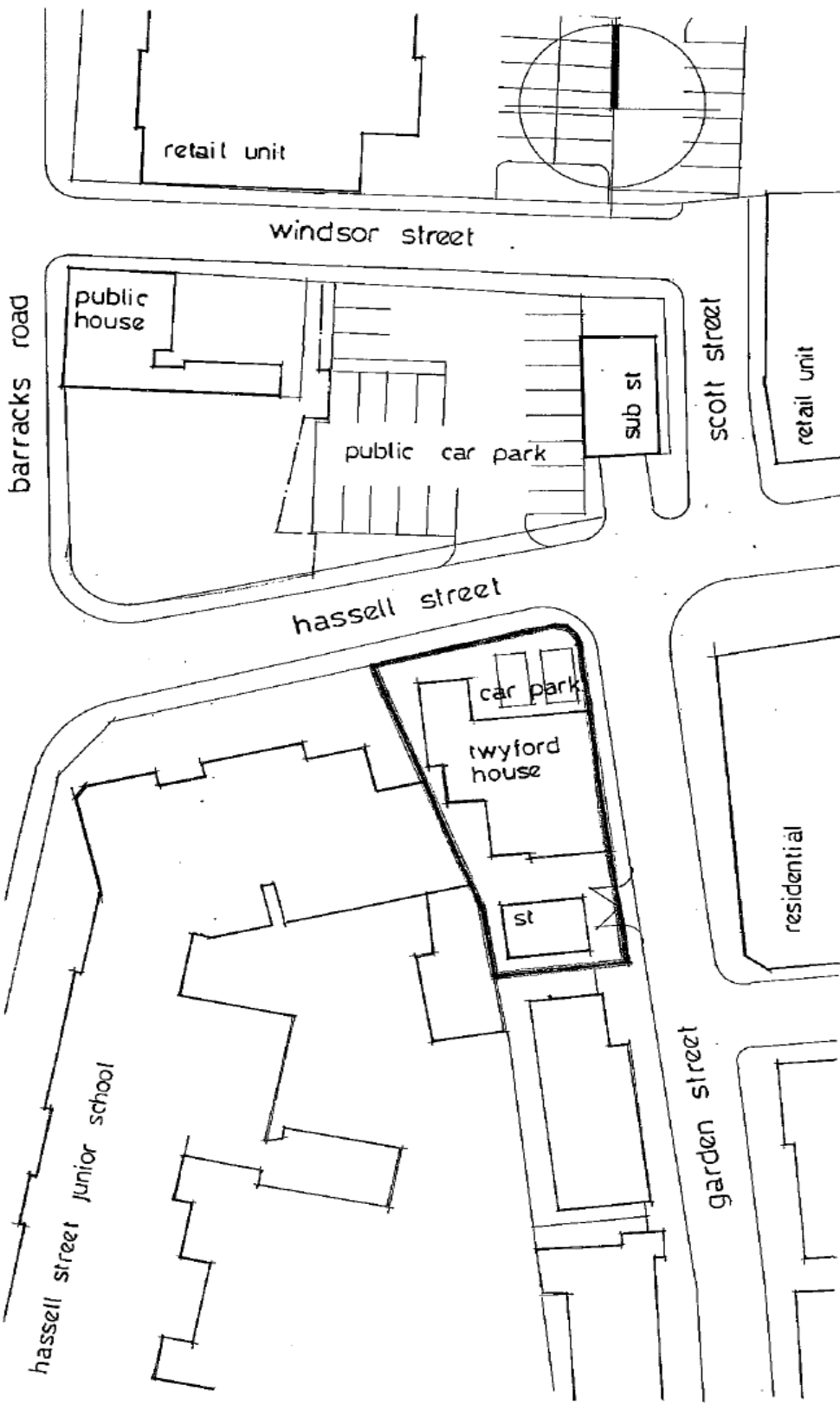
in accordance with the accompanying plans and documents, subject to the time limit condition specified in Schedule 1 (imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990), and to the conditions specified in Schedule 2 (Schedules attached). Failure to carry out the development in accordance with the permission/consent or to comply with any conditions may make the permission/consent invalid and may lead to enforcement or other legal action.

This permission does not purport to convey any approval or consent which may be required under any enactment other than Section 57 of the Town and Country Planning Act 1990.

Date: 5 July 2005

Neale Cifton

Head of Regeneration and Planning Services



All Dimensions & Levels to be checked and verified by the contractor prior to works commencing. Any errors to be reported to the Architect immediately. Do not scale this drawing.
 The copyright of this drawing and design is vested in the Architect and need not be copied or reproduced without written consent.

mrs humphreys
 retail unit twyford house
 existing site plan

ref revision date

JOB REF 0/4/4/8 0/1

SCALE 1/500

tarpey barrett associates



ARCHITECTS

SCHEDULE 1

TIME LIMIT CONDITION

The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

NOTES

- (I) If the applicant is aggrieved by the decision of the local planning authority to refuse planning permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990 within six months of the date of this decision notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 3/07 (Kite Wing), Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN. (website: www.planning-inspectorate.gov.uk). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could have been granted by the local planning authority, or could have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the General Development Order, and to any directions given under the Order.
- (II) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the (Common Council or on the Council of the County Borough), London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act 1990.
- (III) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.

**NEWCASTLE
UNDER LYME
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 05/00464/COU

Schedule 2

1. Before the development hereby permitted is brought into use the parking and turning areas at the rear of the site shall be surfaced and thereafter maintained in a bound material with the parking bays clearly delineated in accordance with the approved plans and retained throughout the life of the development.

R1. In the interests of highway safety in accordance with the requirements of policy T14 of the Newcastle-under-Lyme Local Plan 2011.

2. Before the proposed development is brought into use, visibility splays HATCHED AND COLOURED YELLOW on the approved plan shall be provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

R2. In the interests of highway safety in accordance with the requirements of policy T14 of the Newcastle-under-Lyme Local Plan 2011.

3. Before the development is brought into use the access to the site shall be completed.

R3. In the interests of highway safety in accordance with the requirements of policy T14 of the Newcastle-under-Lyme Local Plan 2011.

Reason for grant of planning permission:

The development accords with the provisions of the approved development plan for the locality and there are no other material considerations that would justify refusal of the application. The development is not considered detrimental to the character and appearance of the Conservation Area within which it is located.

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy

QE3 Creating a high quality built environment for all

Date: 5 July 2005

Neale Cipton
Head of Regeneration and Planning Services
(5)

**NEWCASTLE
UNDER LYME
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 05/00464/COU

Schedule 2

Staffordshire and Stoke on Trent Structure Plan 2011

- D1 Sustainable Development
- D2 The Design and Quality of Development

Newcastle Under Lyme Local Plan 2011

- S10 Quality of Life and the Public Interest
- S11 Crime and Disorder
- B14 Development in or Adjoining the Boundaries of Conservation Areas
- T14 Development and the Highway Network

Notes to Applicant:-

1. The frontage parking bays as shown on Tarpey Barrett Associates drawing 0448/01 are not considered to be acceptable and their usage involves the illegal crossing of the highway.

The access to the site shall be constructed in accordance with the submitted drawing Tarpey Barrett Associates drawing 0448/02 and the attached Y2 conditions. Please note that access requires a Section 184 notice from the Area Surveyor.

2. You are advised to seek guidance from your local Crime Prevention Officer on measures that can be incorporated within the development to deter crime (Contact Stafford Police Headquarters on 01785 232441).

Date: 5 July 2005

Neale Cipton

Head of Regeneration and Planning Services