

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

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TO LET: REDUCED TO

£40,000 PAX

8-14 York Place

Newcastle under Lyme, Staffordshire, ST5 2AH



**PRIME TOWN CENTRE RETAIL ACCOMMODATION
CAN VERY EASILY BE SPLIT TO OFFER UNITS FROM
1,756 SQ FT – 3,996 SQ FT NIA
EXTENSIVE FRONTAGE TO UNDERCOVER PEDESTRIANISED
MALL (CURRENTLY UNDERGOING REFURBISHMENT)**



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

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GENERAL DESCRIPTION

The unit comprises a large open plan retail unit with 103'3" of glazed frontage to the pedestrianised mall within the York Place shopping centre, having return frontage to Lad Lane which adjoins both the High Street and Ironmarket. The sales areas have the benefit of suspended ceilings with recessed light fittings and are heated via two independent gas fired boilers. There are two separate first floor storage/staff areas with double loading doors leading to the service yard. York Place is a well established retail arcade located on one of the main thoroughfare routes between the pedestrianised town centre and public car parking. Newcastle is currently proving to be an extremely popular retail location within the Potteries conurbation bolstered by continual development and expansion of the town centre.

LOCATION

As evidenced by the plan attached, the property occupies a prominent position within the York Place retail arcade. There are a number of public car parks within walking distance with the nearest multi storey only some 250 yards distance. Loading facilities are to the rear of the property via a service yard.

ACCOMMODATION – LET AS A SINGLE UNIT

Ground floor sales: 3,996 sq ft
First floor offices/stores: 1,663 sq ft

Alternatively the accommodation can be split comprising: -

Unit 1

Ground floor sales: 1,756 sq ft
First floor stores/office: 665 sq ft
TOTAL: 2,421 SQ FT

Unit 2

Ground floor sales: 2,240 sq ft
First floor stores/office: 686 sq ft
TOTAL: 2,926 SQ FT

RENTS

Let as a whole: £80,000 PAX
Unit 1: £20,000 PAX
Unit 2: £20,000 PAX

VAT

All rents quoted will be subject to VAT at the prevailing rate

SERVICES

We have been advised that all mains services are connected although no services have been tested by the Agents. Heating is provided by two independent gas fired boilers.

RATING

An enquiry of the Valuation Office confirms the following
Rateable Value: £64,500
Rates Payable: £28,638 per annum (07/08)

TENURE

The property is available by way of a new lease for a term of years to be agreed, subject to rent reviews every 5 years. The lease will be on a full repairing and insuring basis by way of a service charge with the incoming tenant being responsible for Landlords reasonable legal fees.

MALL REFURBISHMENT

The pedestrianised under cover mall is currently undergoing substantial improvements to include the following: -

- The laying of ceramic floor tiled to include for a black border tile
- Introduction of glossy black ceramic tile stall risers.
- Introduction of stainless steel column castings in view of the white melamine faced ply clad columns
- Introduction of a stainless steel flat panelled soffitts to the suspended element of the ceiling. General upgrading of the up lighters and down lighters in the ceiling.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

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Riddell TPS

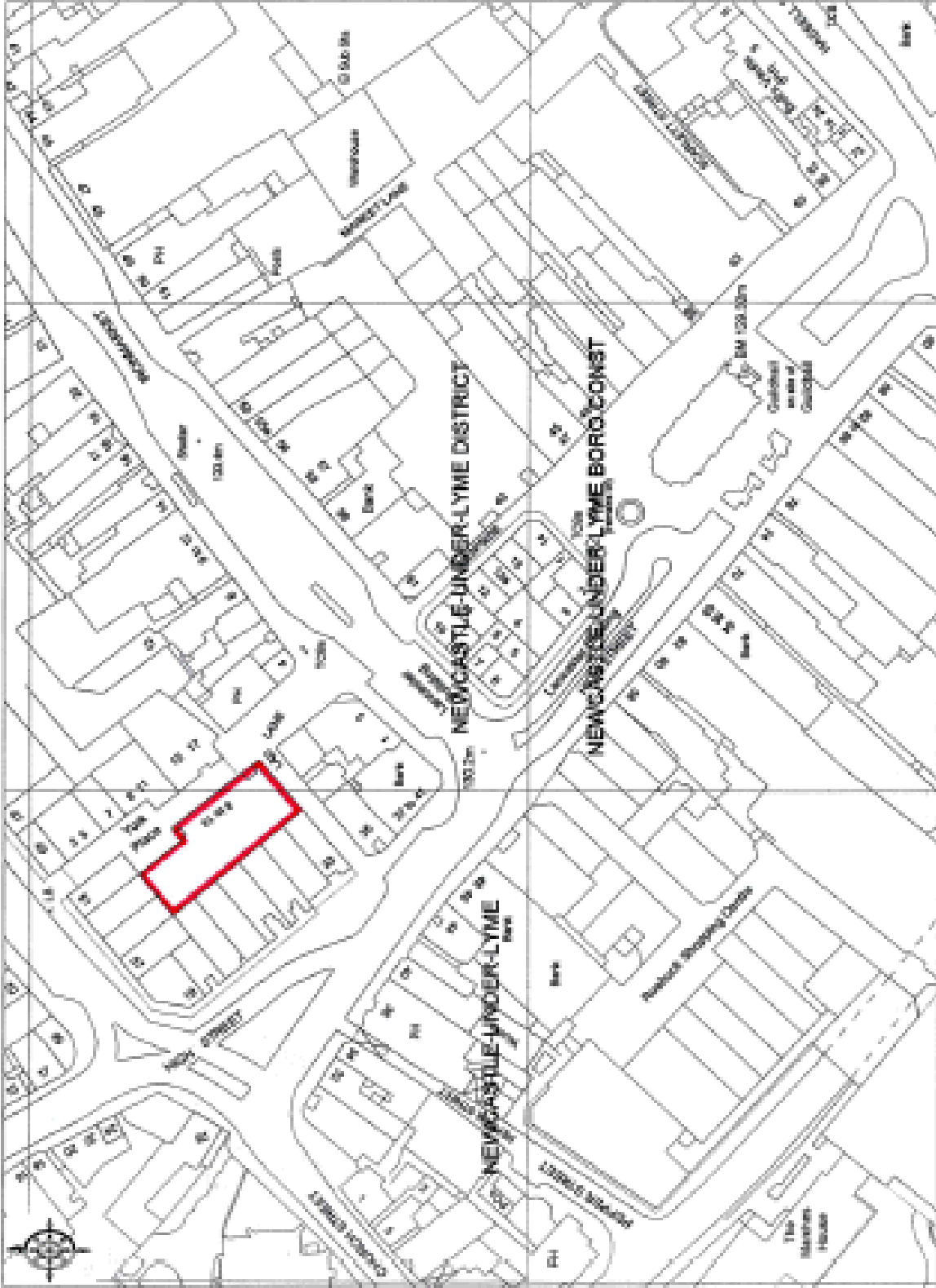
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