



# RORY MACK

## ASSOCIATES

### SILVERDALE ROAD NEWCASTLE-UNDER-LYME STAFFORDSHIRE, ST5 2TA

**FOR SALE:  
£500,000**

- Industrial site with extensive roadside frontage extending to approx. 1.3 acres
- Consent previously granted to build 9 warehouse/workshop units (now expired)
- Level and largely undeveloped site suitable for a variety of uses (STP)
- Includes mobile phone mast producing £5,625 pa
- Located in industrial area close to town centre and with excellent road connections



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### GENERAL DESCRIPTION

The site comprises a parcel of land extending to approximately 1.3 acres with extensive roadside frontage having been used for commercial purposes for many decades. The site is level and surfaced in crushed stone and briefly comprises of seven small lockup garages of brick elevations with pitched clay tiled roof surfaces, which are still perfectly serviceable. There is also a phone mast in the southern corner of the site which is current let to O2 (UK) Ltd and is producing an income of £5,625 pa.

### LOCATION

The site has an extensive roadside frontage to Silverdale Road (B5044) and is within ½ a mile of both Newcastle town centre and the A34 which links the A500 (north and south) which in turn connects Junctions 15 and 16 of the M6. Adjacent to the site are a number of other industrial buildings and Newcastle Community Fire Station is immediately opposite.

### PLANNING HISTORY

We are advised that the site had planning permission granted in the 1980's to construct 9 industrial units as illustrated overpage. This planning has now lapsed. In December 1999 a planning application number (98/00822/FUL) was granted to rebuild garages 7 and 8. Although no valid planning permissions are in place, the agents consider it highly likely that a new planning application for industrial units etc. would be granted. Interested parties are advised to speak to the local planning department to satisfy themselves the site can be used for their intended purposes before making an offer to purchase the site.

### TELEPHONE MAST INFORMATION

The phone mast is leased to O2 (UK) Ltd by way of a 10-year lease from 24<sup>th</sup> September 2007 at a passing rent of £5,625 pa. The tenant is now 'holding over' and neither landlord nor tenant have initiated negotiations to renew the lease. A copy of the lease is available upon request.

### SERVICES

We are advised that mains drainage, water and electricity is connected to the site. No services have been tested by the agents.

### VAT

The sale price is not subject to VAT.

### TENURE

Available freehold, subject to contract and the existing lease in favour of O2 (UK) Ltd and with vacant possession upon completion.

### BUSINESS RATES

There are a number of rateable values that relate to a number of the garages as follows:

Garage No 2:	£2,900
Garage No 9:	£2,900
Garage No 10:	£3,050
Garages No 3-6 & 11:	£17,500

### 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.



**SILVERDALE ROAD**

**NEWCASTLE-UNDER-LYME**

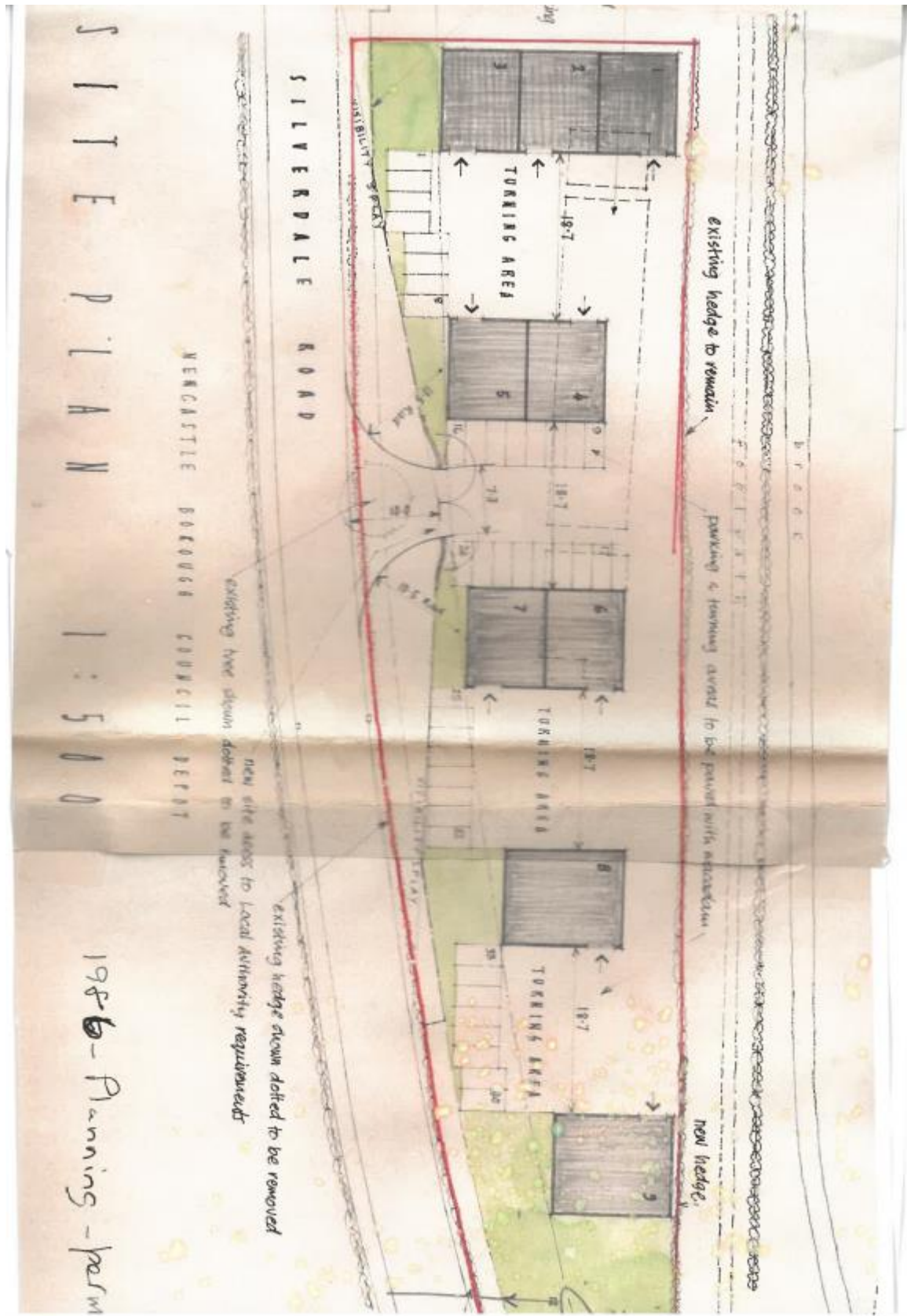
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements