

TO LET

**Newcastle
Under Lyme
5-6 Ironmarket
ST5 1RF**

**Total Net Internal Floor Area
63.71 sq m (686 sq ft)**

- Former Betting Office
- Prominent position
- Well presented
- New Lease

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LOCATION

The property is situated in a prominent position in Ironmarket at the heart of Newcastle Under Lyme town centre.

DESCRIPTION

The property is a ground floor lock-up shop unit with full width glazed shop front, suspended ceiling and carpeted floor. Toilet facilities and small kitchen are also provided.

ACCOMMODATION

The approximate net internal floor area is: -

Total	63.71 sqm	686 sq ft
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TENURE

The property is available on a new lease for a term of years to be agreed.

RENT

Asking rent offers over £15,000 per annum.

VAT

VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

B - 40, expiring 17 July 2033.

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RATEABLE VALUE

Description Betting Shop & Premises
Rateable Value £14,750

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party are responsible for their own legal costs.

TIMING

Possession is available upon completion of legal formalities and vacant possession.

VIEWING

All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

CONTACT

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