

Lot 47, 23 Ironmarket, Newcastle-under-Lyme, Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 47, 23 Ironmarket, Newcastle-under-Lyme,

Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Property Information

Freehold High Yielding Retail Investment

- Entirely let to tenant trading as The Royal Orchid
- Ground, First and Second Floor accommodation totalling 107.40 sq. m. (1,155 sq. ft.)
- Situated in prime pedestrianised zone of Ironmarket
- Opposite the busy Castle Walk Shopping Area
- Nearby occupiers include New Look, Cancer Research, Claire's, Super Cuts and Warren James
- Imminent Asset Management Opportunities
- VAT Free Investment

Lot

47

Auction

9th May 2024

Rent

£18,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

36 miles south of Manchester, 42 miles north of Birmingham

Roads

A34, A50, A53, M6

Rail

Stoke-on-Trent Railway Station

Air

Manchester Airport

Situation

The property is located in the heart of Newcastle- under-Lyme's pedestrianised town centre on the northern side of Ironmarket, opposite it's junction with Castle Walk. The main bus terminal of Newcastle-under- Lyme can be directly accessed via Castle Walk. Nearby occupiers include New Look, Cancer Research, Claire's, Super Cuts and Warren James.

Tenure

Freehold.

Description

The property comprises a ground floor beauty salon and treatment rooms with office/ ancillary accommodation on the first and second floors. The property also benefits from a rear yard, accessed via Merrial Street.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 47, 23 Ironmarket, Newcastle-under-Lyme,

Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Beauty Salon	36.90	(397)	PKG Products LLP (T/a The Royal Orchid)	6 Years from 08/11/2019 until 07/11/2025 (2)	£18,000
First	Office/ Ancillary	37.20	(400)			
Second	Office/ Storage	33.30	(358)			
Total Approximate Floor Area		107.40	(1,155) (1)			£18,000

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The tenant did not exercise their break option on 08/11/2022.

Lot 47, 23 Ironmarket, Newcastle-under-Lyme,

Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold High Yielding Retail Investment

www.acutus.co.uk

Lot 47, 23 Ironmarket, Newcastle-under-Lyme, Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold High Yielding Retail Investment

www.acuitus.co.uk

Lot 47, 23 Ironmarket, Newcastle-under-Lyme,

Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 47, 23 Ironmarket, Newcastle-under-Lyme, Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 47, 23 Ironmarket, Newcastle-under-Lyme, Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold High Yielding Retail Investment

www.acutus.co.uk

Lot 47, 23 Ironmarket, Newcastle-under-Lyme,

Staffordshire ST5 1RH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Greene & Greene

80 Guildhall Street

Bury St Edmunds

Suffolk

IP33 1QB

Julia Cardy

01284 717450

juliacardy@greene-greene.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024