

RORY MACK

ASSOCIATES

TO LET:

£17,500 PAX

Twyford House

Hassell Street,
Newcastle-under-Lyme
Staffordshire, ST5 1AH



- **Detached Dance Studio 1,547 sq. ft. (NIA)**
- **Formally with planning consent for Retail (A1) use**
- **Prominent location within 20 yards of town centre**

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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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.

ACCOMODATION

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 and Female WC's:	-
Total NIA:	1,547 sq. ft.

Detached Garage: 551 sq. ft.

VAT

The sale price is not subject to VAT.

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.

BUSINESS RATES

Rateable Value: £3,750

Rates Payable: £1,841.25 pa (19/20)

Note: Occupiers who qualify for Small Business Rates Relief will be entitled to a 100% exemption.

PLANNING

At present the property is being used as a dance studio and therefore benefits from (D2) consent (Assembly and Leisure). A detailed planning application (application number 05/00464/COU) was granted in July 2005 permitting change of use to A1 - retail use. This consent has now expired but will, STP be renewed.

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 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.

V0905/02082019

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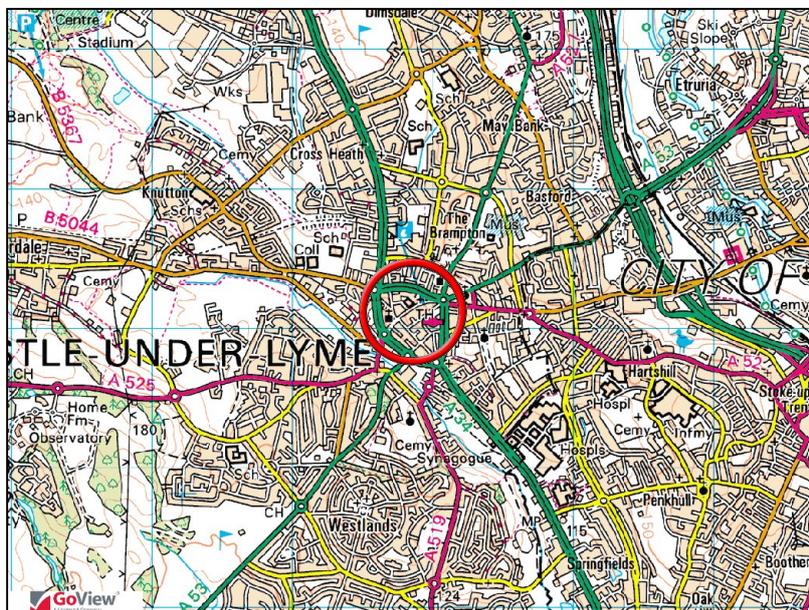
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STREET MAP



TOWN MAP



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