RORY MACK
ASSOCIATES

FOR SALE: £15,000 PAX

7 Stonewall Place

Silverdale,
Newcastle-under-Lyme, ST5 6NR

- **Semi-detached garage/workshop premises extending to 2,146 sq ft**
- **Popular location on established industrial estate with good road links**
- **Formerly used as a car mechanics garage**
- **EPC: TBC**

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37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

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E: enquiries@rorymack.co.uk

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RICS

Rory Mack Associates Ltd.
Registered in England & Wales.
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GENERAL DESCRIPTION

A very versatile and semidetached garage/workshop premises of brick elevations supporting a pitch roof surface over the workshop and a flat roof surface over the two-storey office area. There is an apron of land fronting the unit providing on-site parking together with a covered area of land to the right-hand side of the property providing secure storage. Internally the workshop is open plan with a toilet and small office area towards the front together with a first-floor area comprising a kitchen, office and two toilets.

LOCATION

The property forms part of an established industrial estate in Silverdale, on the outskirts of Newcastle and has excellent road connections with easy access to the A34 which leads directly to the A500 providing access to Junctions 15 and 16 of the M6. Newcastle town centre is approx. 1 ½ miles to the east.

ACCOMMODATION

Workshop (inc WC and office):	1,800 sq ft
First floor office, kit and WC's:	346 sq ft
Total GIA:	**2,146 sq ft**
Undercover storage area:	393 sq ft

SERVICES

All mains' services are connected including 3-phase electricity. There are 2 x gas ceiling mounted blow heaters in the workshop. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £6,100

Rates Payable: £3,043.90 pa (21/22)

Note: if you qualify for Small Business Rates Relief you should be entitled to a 100% rate exception.

TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party being responsible for their own legal fees in connection with the preparation of the lease.

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.

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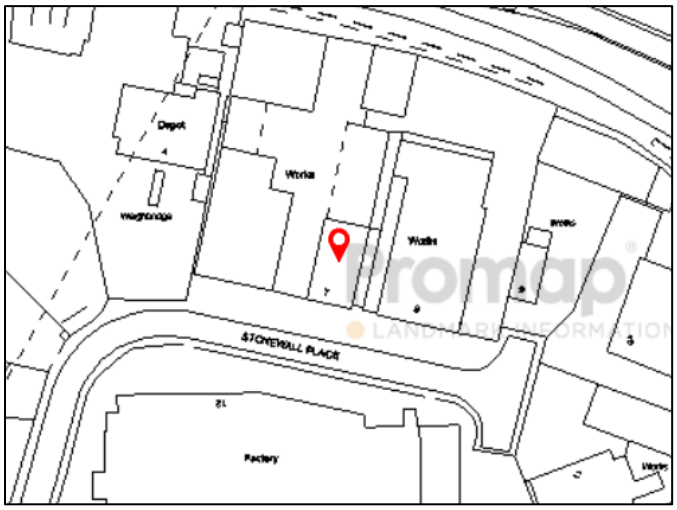
ORDNANCE SURVEY MAP



STREET MAP

TOWN MAP

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