



TO LET/MAY SELL

FORMER GYM UNIT

Barracks Road, Newcastle Under Lyme ST5 1AW

- Ground Floor 17,195 sq ft
First Floor 11,451 sq ft
- Prominent former gym unit to let
- Suitable for a number of alternative uses subject to planning
- Located on Barracks Road (A527) Ring Road
- Edge of town centre position
- Estimated population 56,000 with primary catchment of 138,000 people
- Excellent and easy access to the surrounding retail offer and housing provision

**mason
owen...**

property consultants

Call now 0151 242 3000

www.masonowen.com



Area

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	1,597 sq m	17,195 sq ft
First Floor	1,064 sq m	11,451 sq ft

Tenure

Available by way of a new full repairing and insuring lease for a minimum term of 15 years.

Our client may consider a sale of their freehold interest.

Rent

£195,000 per annum exclusive of service charge, rates, VAT and all other outgoings.

Rates

Rateable Value £185,000

EPC

C62

Legal costs

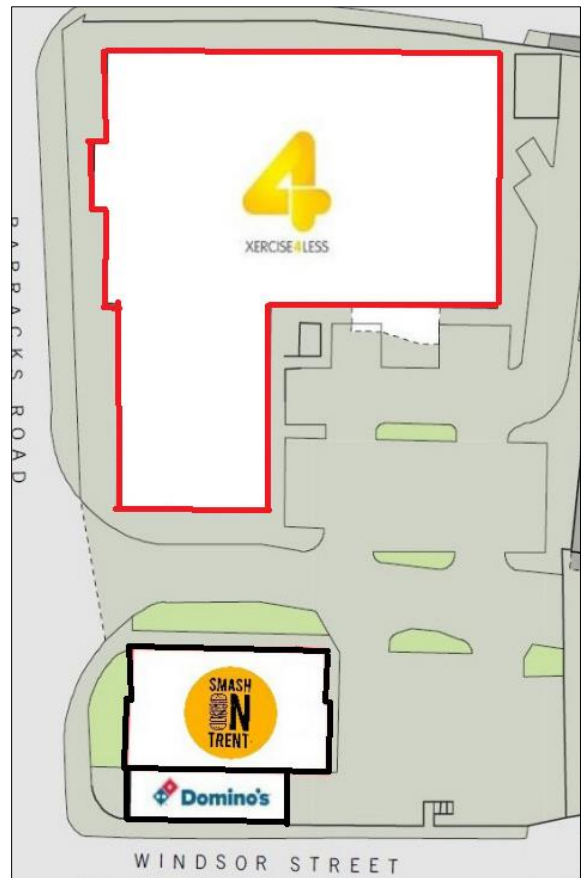
Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on :https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

Andrew Moore

t. 0151 242 3152

m. 07917 422 348

e. andrew.moore@masonowen.com