

# RORY MACK

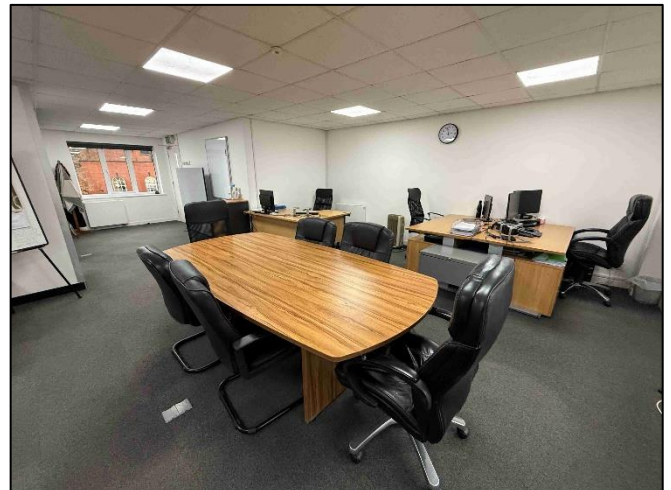
## ASSOCIATES



**4 CHERRY ORCHARD,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 2UB**

**TO LET  
£14,000 PAX  
FOR SALE  
£170,000**

- Two storey office building extending to 1,258 sq ft (NIA)
- Edge of town centre location adjacent to public parking
- Superbly presented modern office premises with parking
- EPC : Band C (52)



**4 CHERRY ORCHARD**  
**NEWCASTLE-UNDER-LYME**  
**STAFFORDSHIRE, ST5 2UB**

**GENERAL DESCRIPTION**

A modern end of terrace two storey office building of brick elevations supporting a pitched roof. The building is located a short walk from Newcastle-under-Lyme town centre and is adjacent to a public pay-and-display car park. The premises briefly comprises an open plan reception with a number of small meetings rooms, a staff kitchen and toilet on the ground floor. On the first floor is another open plan office plus managers office. The property benefits from suspended ceilings, UPVC double glazed windows, electric wall mounted heaters and carpeted floors. Externally there are 4 parking spaces but due to being the end unit, 2 additional cars could be parked in tandem.

**LOCATION**

The property occupies an elevated position and forms part of a terrace of purpose-built offices, off Cherry Orchard, which is off Ryebrook (A52), part of Newcastle's Ring Road. The town centre is approx. 200 yards. Almost immediately opposite the property is a public pay and display car park.

**SERVICES**

Mains electric, water and drainage are connected. The property is heated by electric wall mounted heaters. No services have been tested by the agents.

**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 bearing their own legal fees. Alternatively, on a freehold basis subject to contract and with vacant possession upon completion.

**ACCOMMODATION**

Ground Floor

Reception/office/meeting rooms	579 sq ft
Kitchen:	23 sq ft
Staff toilets:	--
<b>NIA:</b>	<b>602 sq ft</b>

First Floor

Office including managers office:	656 sq ft
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<b>Total NIA:</b>	<b>1,258 sq ft</b>
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**BUSINESS RATES**

There are two assessments associated with the property:  
4 Cherry Orchard

Rateable Value:	£8,200
Rates Payable:	£4,091.80 pa (24/25)

Parking spaces at 4 Cherry Orchard

Rateable Value:	£1,100
Rates Payable:	£548.90 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be eligible for a 100% rates payable exemption.

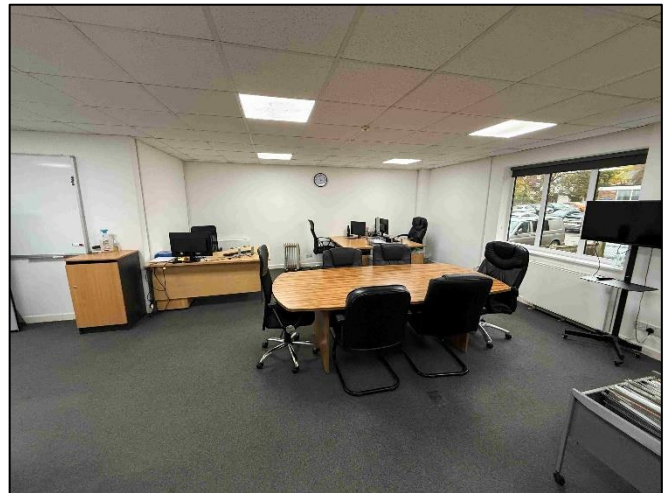
**VAT**

The sale price/rent is not subject to VAT.

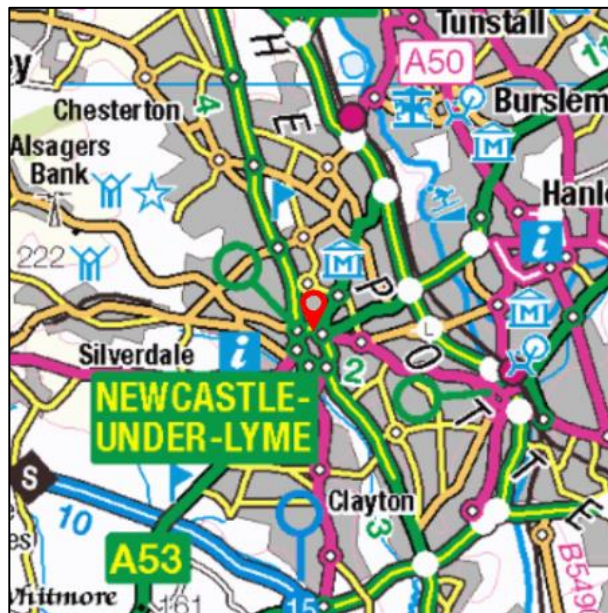
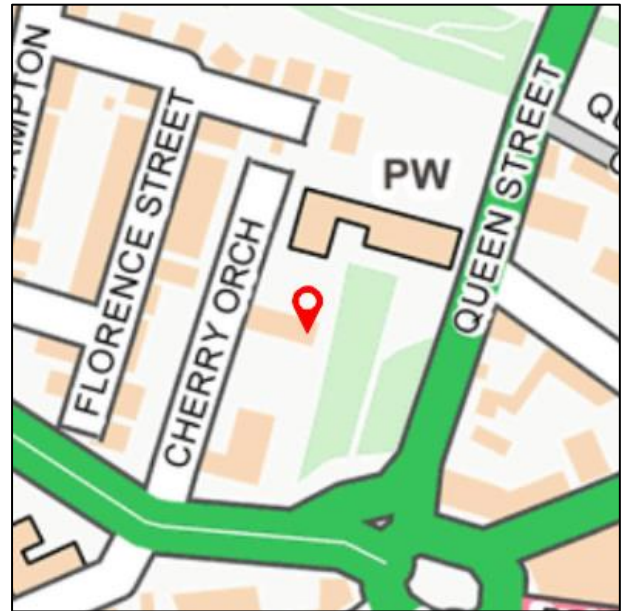
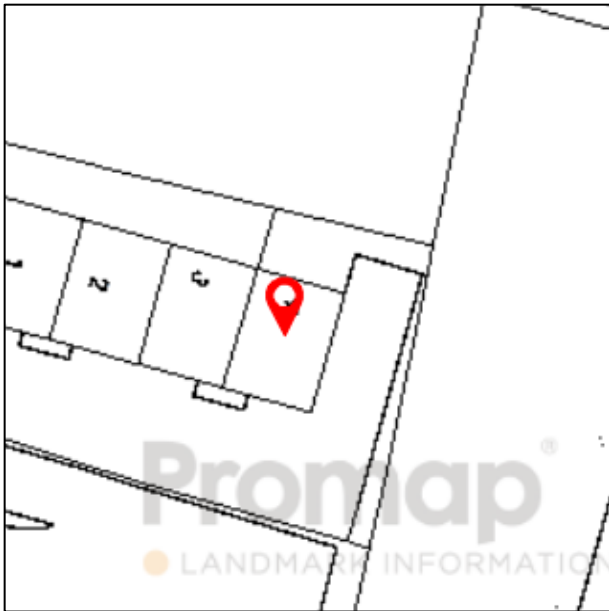
**ANTI MONEY LAUNDERING REGULATIONS**

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements