

**RORY MACK**

**ASSOCIATES**



**61 & 61A GEORGE STREET,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 1JU**

**FOR SALE  
£150,000**

- Prominently located retail/office premises with a vacant 2 bedroom flat above
- Total NIA of 912 sq. ft.
- Forming part of a busy parade of shops with main road frontage
- Excellent investment opportunity
- EPC: TBC



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### DESCRIPTION

A very prominently located property comprising two self-contained retail/office units together with a two bedroom flat above. 61 George Street is positioned on the corner and comprises a self-contained retail area and toilet. 1 Albert Street is located to the rear and comprises two rooms, a store and toilet. The flat is separately accessed off Albert Street and is independently serviced/metered.

### LOCATION

The property forms part of an established parade of mixed-use commercial premises and is positioned at the junction with Albert Street and George Street (A52) approximately ¼ of a mile to the east of Newcastle town centre. The property has excellent road connections and there are numerous on-street parking opportunities nearby.

### ACCOMMODATION

#### 61 George Street

Sales area: 275 sq ft  
WC: -  
NIA: 275 sq ft

#### 1 Albert Street (ST5 1JR)

Room 1 133 sq ft  
Room 2 54 sq ft  
Store: 12 sq ft  
WC: -  
NIA: 199 sq ft

#### 61a George Street (first floor flat)

Living room: 13'3" x 13'6"  
Kitchen: 10'3" x 6'6"  
Utility: 5'9" x 10'0"  
Bathroom: 10'0" x 6'9"  
Bedroom 1: 13'0" x 13'3"  
Bedroom 2: 12'3" x 5'9"

**Total NIA 912 sq ft.**

### VAT

The sale price is not subject to VAT.

### SERVICES

We understand that mains water, drainage and electricity is connected. No services have been tested by the agents.

### EPCs

61 George Street: TBC  
1 Albert Street: TBC  
61a George Street: TBC

### BUSINESS RATES

#### 61 George Street

Rateable value: £4,250  
Rates payable: £2,120.75 pa (24/25)

#### 1 Albert Street

Rateable value: £1,700  
Rates payable: £848.30 pa (24/25).

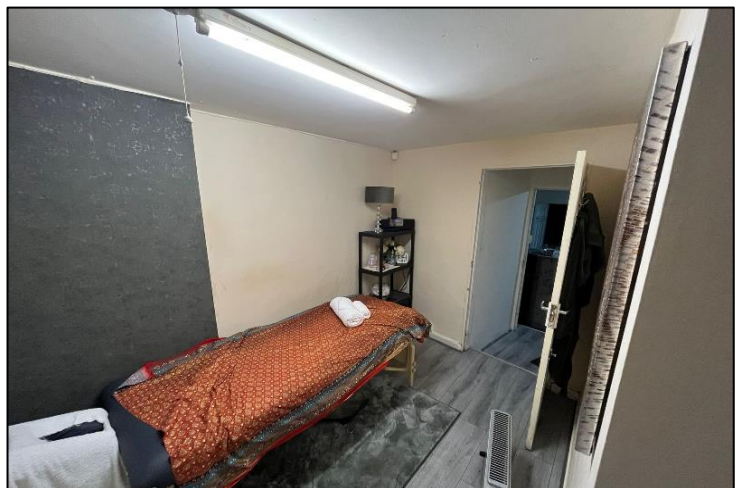
If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

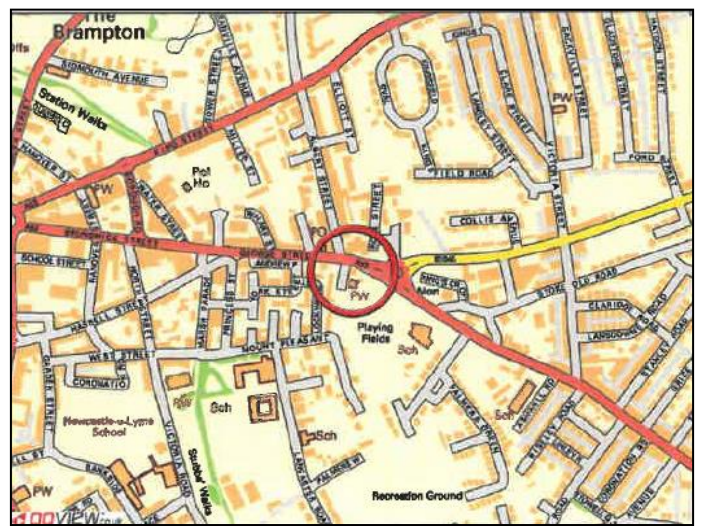
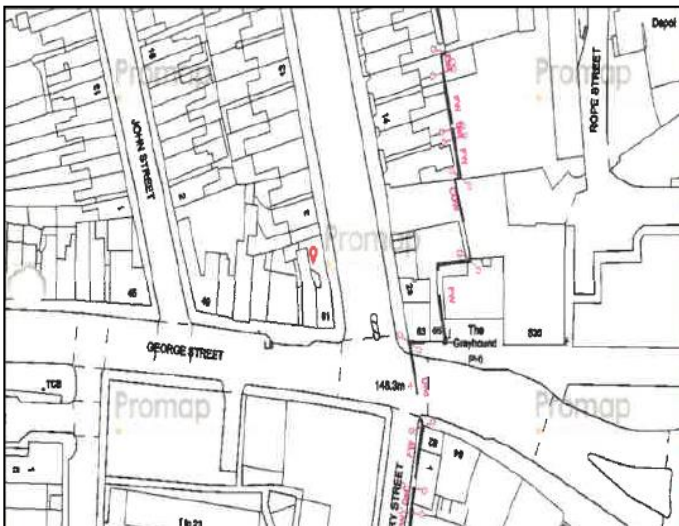
### ANTI MONEY LAUNDERING REGULATIONS

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.





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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