

RORY MACK

ASSOCIATES



**OLD STABLES COURT,
6A QUEEN STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1ED**

**FOR SALE
£350,000**

- Two Grade II Listed Buildings close to the centre of Newcastle-under-Lyme
- NIA: 2,280 sq ft plus parking for up to 8 cars
- Renovated by The Staffordshire Heritage Trust in 1986
- Front building let to beautician at £7,980 pa
- EPC : TBC



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GENERAL DESCRIPTION

Two beautiful Grade II Listed buildings of brick elevations with slate roof tile coverings. The site comprises a former stable building lovingly converted to offices with an additional former veterinary surgery fronting onto Queen Street plus land for parking of up to eight vehicles. The buildings are steeped in history having been erected by Thomas Mayer a leading campaigner for the Royal Charter of Veterinary Profession c1815. The front property is believed to have been the country's first veterinary surgery and has its own blue plaque.

The front building is let to a beautician who has just signed a new two year lease and comprises an open plan treatment area and bathroom on the ground floor and further treatment room on the first.

The rear building, known as The Old Stable, is a semi-detached two storey office building also built in the early 19th century comprising four separate office suites, all of which could be used as residential, subject to planning.

There are four self-contained suites of varying sizes and layouts all of which have new electric radiators and plastered walls and ceilings.

LOCATION

The properties have frontage to Queen Street opposite Saint George's Church & Centre and are approximately 500 yards to the town centre and a number of public car parks. The property is conveniently located with the A500 being directly accessed via the A53 around 1 ½ miles away. Junction 15 of the M6 is around 3 miles away.

ACCOMMODATION

The Old Stable, 6a Queen Street

Ground Floor

Entrance hall	118 sq ft
Shared kitchen	36 sq ft

Suite 1

Office 1:	203 sq ft
Office 2:	182 sq ft

Suite 2

Office 1:	171 sq ft
Office 2:	234 sq ft

First Floor

Suite 3

Office 1:	203 sq ft
Office 2:	182 sq ft

Suite 4

Office 1:	425 sq ft
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Shared M & F WCs

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Total NIA: 1,754 sq ft

Old Veterinary Surgery

Ground Floor

Treatment room plus WC:	263 sq ft
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First Floor

Treatment room:	263 sq ft
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Total NIA: 526 sq ft

Overall NIA: 2,280 sq ft

SERVICES

Mains electric, water and drainage are connected. Electric heating installed throughout. No services have been tested by the agents.

BUSINESS RATES

Refined Beauty, 6a Queens Street

Rateable Value:	£2,750
Rates Payable:	£1,372.25 pa (24/25)

Car Parking at Old Stables Court

Rateable Value:	£4,400
Rates Payable:	£2,195 pa (24/25)

Suite 1, Old Stables Court

Rateable Value:	£2,600
Rates Payable:	£1,297 pa (24/25)

Suite 2, Old Stables Court

Rateable Value:	£2,500
Rates Payable:	£1,247 pa (24/25)

Suite 3, Old Stables Court

Rateable Value:	£2,600
Rates Payable:	£1,297 pa (24/25)

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Suite 4, Old Stables Court

Rateable Value: £2,850

Rates Payable: £1,422 pa (24/25)

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

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of two License Agreements.

TENANCY DETAILS

6a Queen Street is let to a private individual on an all-inclusive basis at £7,980pa on a Licence Agreement from December 2024 for 2 years. Copy of the lease available upon request.

Suite 1, Old Stables Court, is let to a private individual on an all-inclusive basis at £6,960pa on a Licence Agreement with a rolling one month notice.

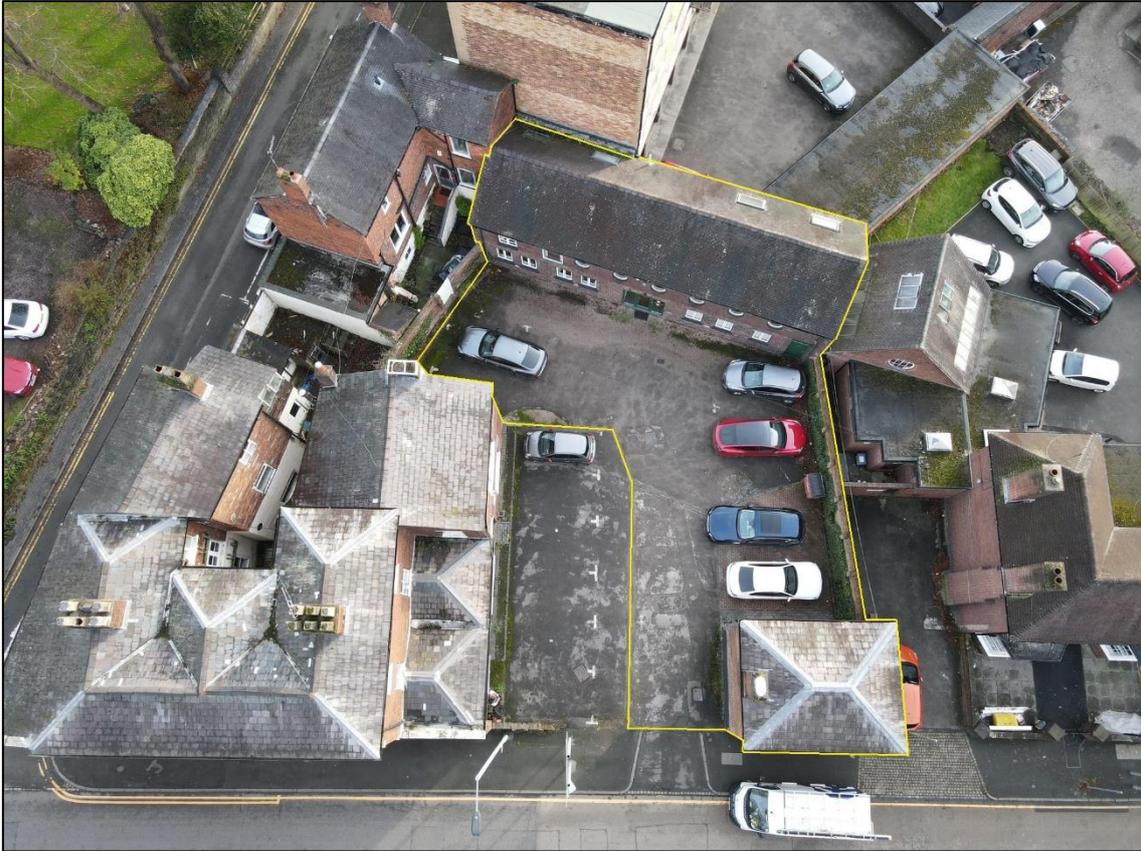
Please note, 6a Queen Street can be bought independently if the former veterinary surgery is not required.

ANTI MONEY LAUNDERING REGULATIONS

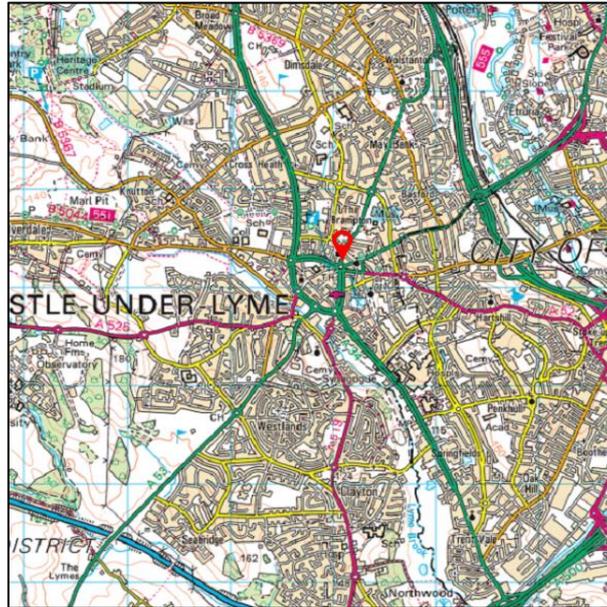
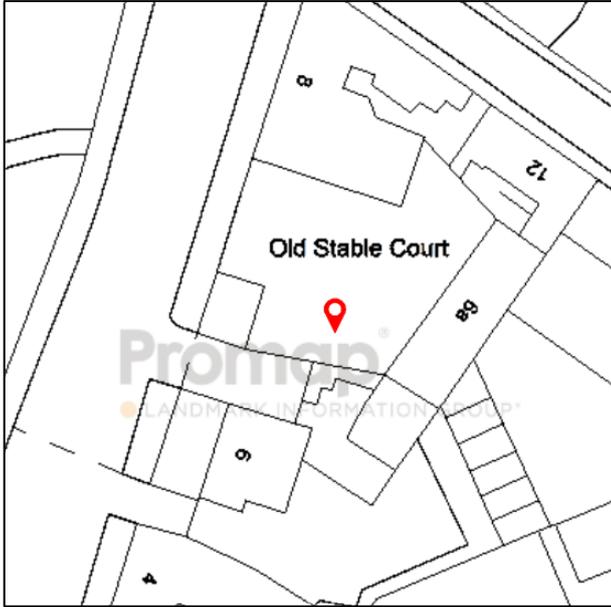
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost



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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

