



Ravenscliffe, First Avenue, Porthill, Newcastle under Lyme, ST5 8QX
For Sale: £850,000 / To Let £55,000 per annum

Offices with 42 Parking Spaces
IPMS 3: 592.53 sq. m (6,378 sq. ft.)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

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Ravenscliffe
First Avenue
Porthill
Newcastle under Lyme
ST5 8QX

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CHARTERED SURVEYORS

Location

The Property is located on First Avenue at its junction with Porthill Bank (B5370) 300m to the southwest of the Porthill/Middleport junction of the A500 trunk road. Porthill is a predominately residential suburb of Newcastle under Lyme with a good range of local amenities.

Description

Ravenscliffe is a large period building which has for many years been used as professional offices. The building is of traditional brick and tile construction with ornate sandstone features. The building provides a range of open plan and private offices and meeting rooms at ground and first floor level together with ancillary staff and storage areas.

Specification

- Plastered walls and ceilings
- Carpeted floors
- Mixed lighting
- Gas central heating
- Part air conditioning

The building occupies a site extending to 0.2473 hectares (0.6111 acres) having approximately 40m frontage to First Avenue and 45m frontage to Porthill Bank. Site coverage is approximately 23%. External areas comprise approximately 1,000 sq. m of surfaced land providing vehicular access and parking for 42 cars together with areas of mature landscaping.

Accommodation

Measured in accordance with RICS property management 2nd edition:

| Description | sq. m | sq. ft |
|---|--------|--------|
| Ground Floor Reception, Offices, Staff Facilities | 266.37 | 2,864 |
| First Floor Offices | 241.97 | 2,605 |
| Attic Stores | 27.90 | 300 |
| Basement Stores | 56.29 | 606 |
| IPMS 3 (equates closely to Net Internal Area) | 592.53 | 6,378 |
| IPMS 2 (equates closely to Gross Internal Area) | 763.00 | 8,213 |

Services

All mains utilities services and mains drainage are available, subject to any reconnection that may be necessary.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Planning

Uses falling within Use E (Business) are understood to be acceptable. Interested parties are recommended to make their own enquiries of Newcastle under Lyme Borough Council.

Rating

- Description: Offices
- Rateable Value: £36,500

Tenure

The Property is available either Freehold or Leasehold

Energy Performance

Energy Rating D

Price

£850,000 for the freehold

Rent

£55,000 per annum by way of a new full repairing and insuring lease on terms to be agreed.

VAT

Not applicable.

Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, 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.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Subject to Contract

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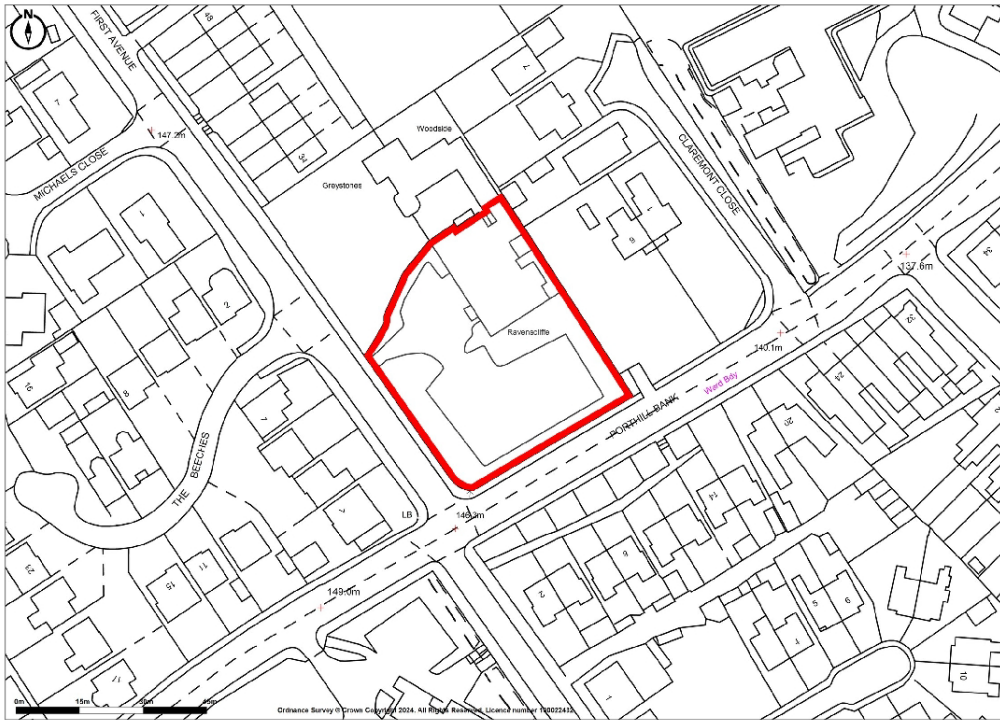
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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



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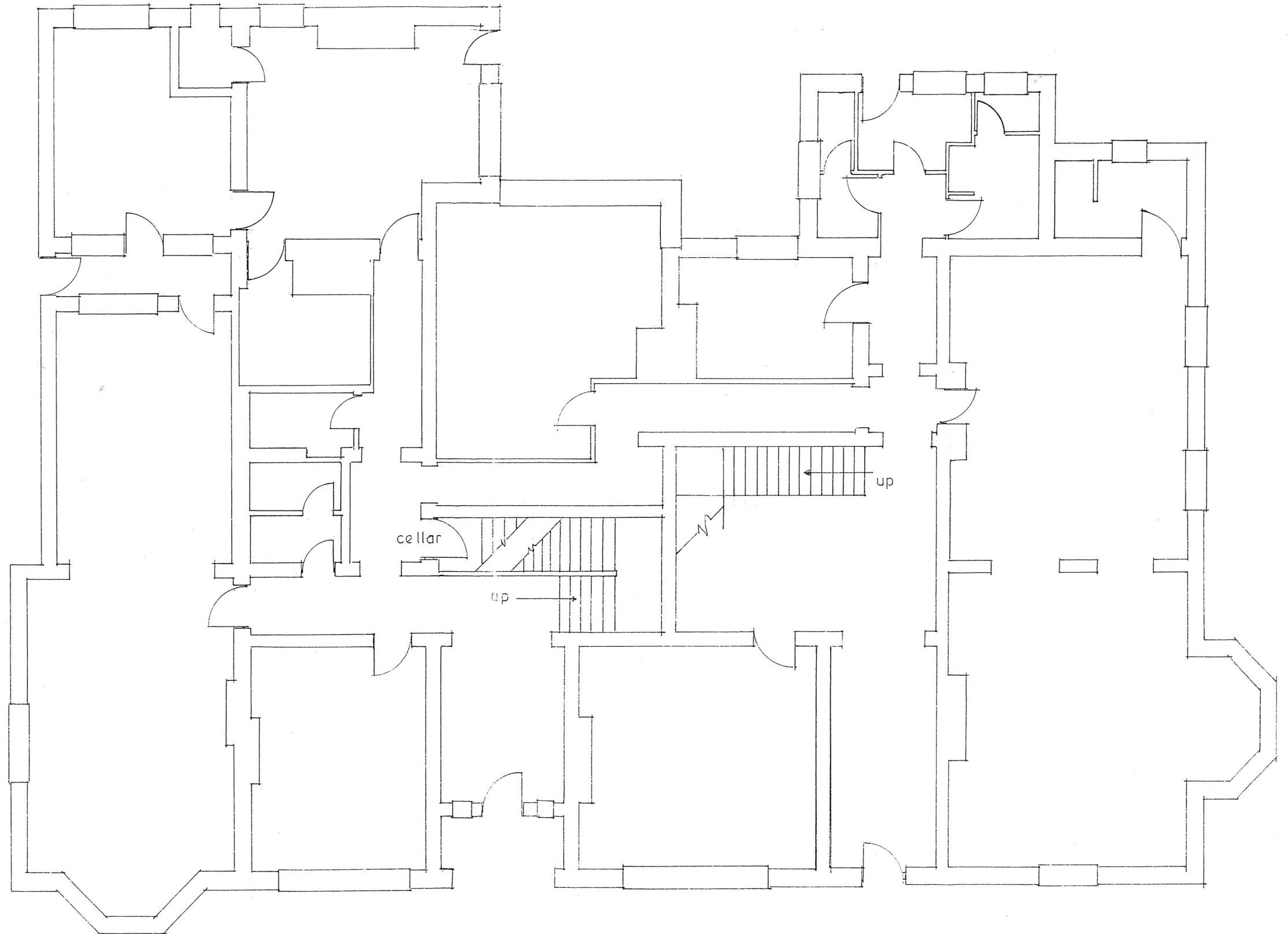
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RAVENSCLIFFE

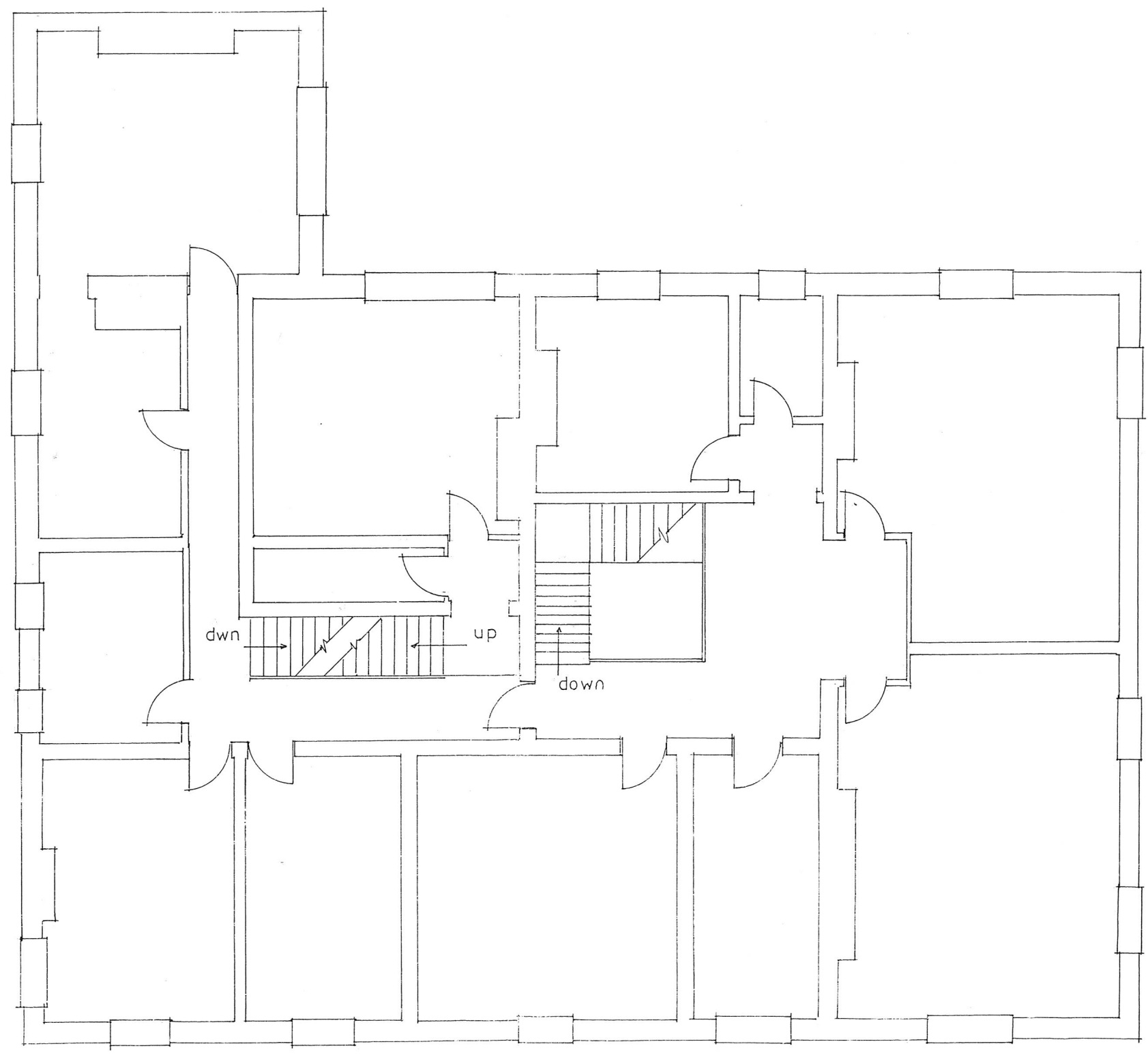
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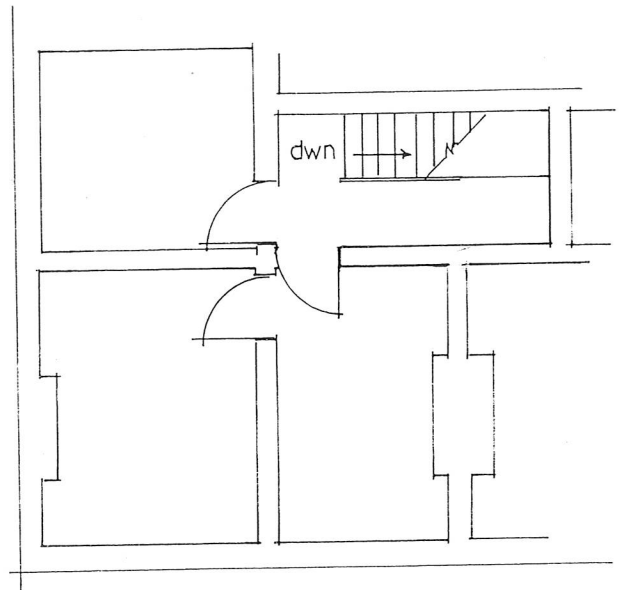
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GROUND
FLOOR



FIRST FLOOR





SECOND FLOOR