



**137 LIVERPOOL ROAD,  
NEWCASTLE UNDER LYME,  
STAFFORDSHIRE, ST5 9HD**

**FOR SALE  
£475,000**

- Roadside trade counter premises with first floor offices: 2,815 sq ft
- Plus income producing manufacturing premises (1-3 Wilton Street, ST5 9EZ)
- Industrial premises let until August 2027 extending to 7,111 sq ft
- 0.33 acre site with 30 meter frontage to A34 dual carriageway
- Extremely prominent location with onsite car park directly off A34
- EPC: 102 (Band E)



# 137 LIVERPOOL ROAD, NEWCASTLE UNDER LYME,

## STAFFORDSHIRE, ST5 9HD

### GENERAL DESCRIPTION

The property comprises two self-contained component parts. 137 Liverpool Road is a part single and part two storey building of various forms of construction which briefly comprises a showroom fronting the A34 together with stores and ground and first floor offices. To the rear and adjacent is a further cluster of buildings of differing forms of construction which are internally connected and comprise a manufacturing premises currently occupied by a furniture maker. This premise is separately accessed off Wilton Street and also benefits from onsite car parking and a secure yard area. The entire site has functioned as a manufacturing facility with trade counter serving the public for many years with the buildings being extended and added to over the years to accommodate growth. More recently the site has been split into two independent entities and is now being offered to the market as a part let/part vacant site that would site a wide range of commercial applications, subject to planning where necessary.

### LOCATION

The site is located in a predominantly commercial area on the northern outskirts of Newcastle and benefits from an extremely prominent location on Liverpool Road (A34) where the trade counter section (137 Liverpool Road) benefits from a 30-meter roadside frontage and vehicular access to the carparking area directly off Liverpool Road. The rear of the site which provides access to 1-3 Wilton Street also has an extensive roadside frontage and vehicle access to the onsite parking and secure yard areas. The A34 is the main truck road that runs through Newcastle under Lyme and connects to the A500 dual carriageway to the south (4.4 miles) and to the north (3.4 miles) leading to Junctions 15 and 16 of the M6.

### SERVICES

All mains services connected. No services have been tested by the agents.

### TENANCY DETAILS

3 Wilton Street is let to Anbercraft Ltd (Co Reg No: 14335289) by way of a 25-year Full Repairing and Insuring lease from the 30<sup>th</sup> August 2002, expiring 31<sup>st</sup> August 2027. The passing rent, fixed for the remainder of the term is £20,480 pa

### TENURE

Available freehold, subject to contract and with vacant possession of 137 Liverpool Road and the leasehold interest in 1-3 Wilton Street.

### BUSINESS RATES

137 Liverpool Road (two storey office section)  
Rateable Value: £7,300  
Rates Payable: £3,642.70 pa (24/25)  
137A Liverpool Road (showroom and warehouse)  
Rateable Value: £11,000  
Rates Payable: £5,489 pa (24/25)

Note: If you qualify for small business rates relief you should be entitled to a 100% rates payable exemption on all rateable values below £12,000.

1-3 Wilton Street:

Rateable Value: £24,250

The tenant is responsible for rates payable.

### ACCOMMODATION

137 Liverpool Road

#### Ground Floor

Showroom: 692 sq ft  
Workshop and Stores: 1,190 sq ft  
Offices: 234 sq ft  
Kitchen: 31 sq ft  
WC --  
NIA 2,147 sq ft

#### First Floor

Office 1: 284 sq ft  
Office 2: 255 sq ft  
Office 3: 129 sq ft  
WC --  
NIA 668 sq ft

**Total 2, 815 sq ft**

1-3 Wilton Road

#### Ground Floor

5 Interconnected workshop bays,  
office and WC: 6,125 sq ft

#### First floor

Storage: 986 sq ft

**Total NIA: 7,111 sq ft**

### VAT

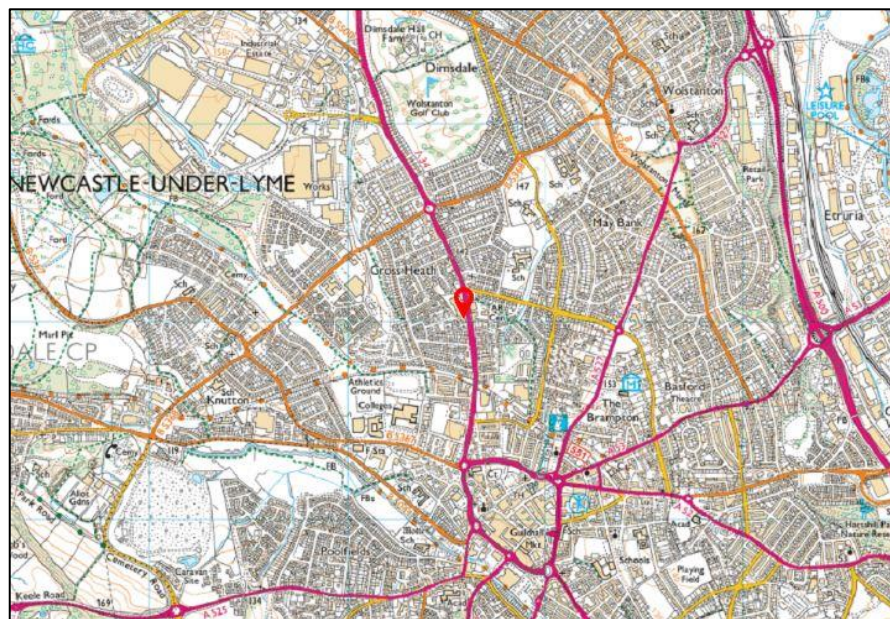
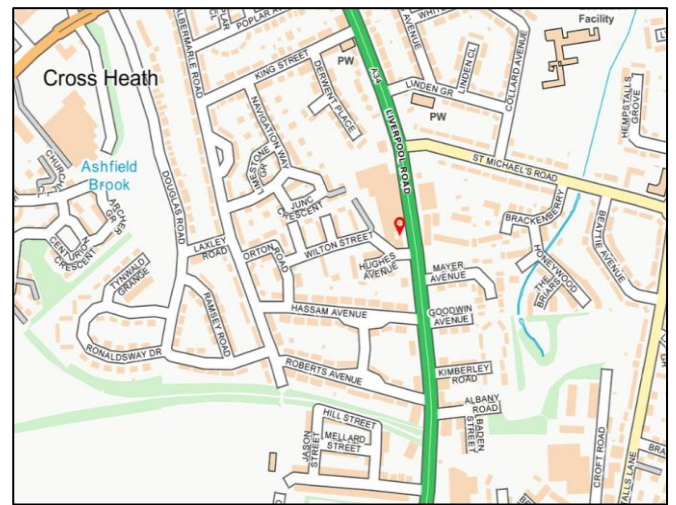
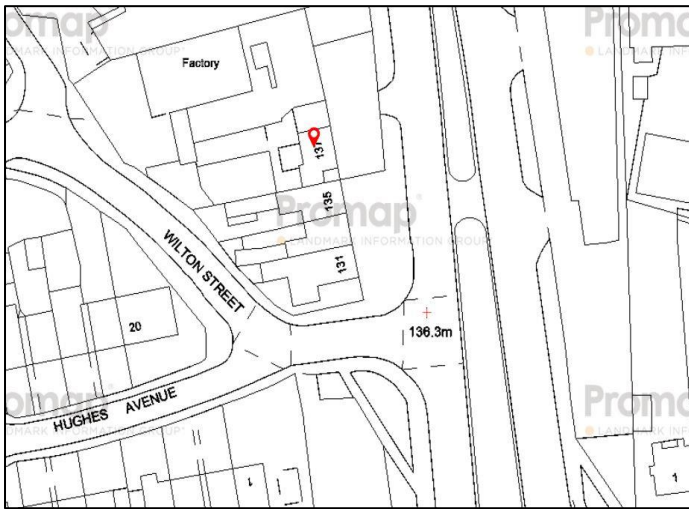
The sale price is not subject to VAT

### 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