



## 119 Liverpool Road, Newcastle-under-Lyme, ST5 9ER

**5447 Sq ft**  
**506.03 Sq m**



Asking price

**£495,000**

A prominent and well presented roadside warehouse situated on the A34 approximately half a mile from Newcastle Town Centre. The property has been refurbished to provide an air conditioned showroom, offices, stores and secure yard with roller shutter door access. Viewing highly recommended.

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**



## Description

119 Liverpool Road is a prominent roadside warehouse incorporating showroom, offices and stores. The property fronts the A43 approximately 0.5 miles from Newcastle Town Centre and has the benefit of off road parking and a secure gated yard with roller shutter door access into the building.

Internally the premises have undergone extensive refurbishment to include suspended ceilings, LED lighting, Air Conditioning, security shutters and CCTV. Services include 3 phase electric, gas, and water.

## Location

The property is located on the A34 northbound carriageway close to Newcastle town centre. Sat Nav users should use postcode ST5 9ER.

## Accommodation

Reception/Office/Store: 1195 Sq ft (111.02 Sq m)

Showroom: 2874 Sq ft (266.99 Sq m)

Store/Staff Room/WC: 733 Sq ft (68.10 Sq m)

TOTAL: 4802 Sq ft (446.11 Sq m)

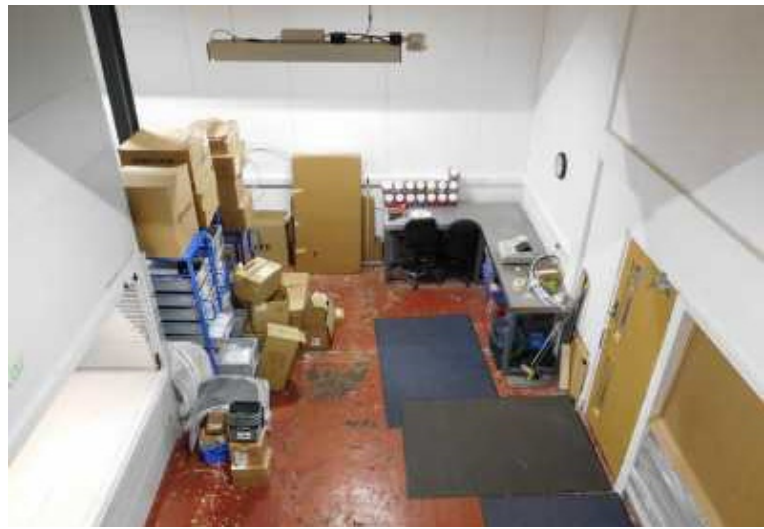
Mezzanine: 645 Sq ft (59.92 Sq m)

## Services

All mains services are available subject to any reconnection which may be necessary.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.



## Rating

The VOA website advises the rateable value for 2018/19 is £21,250. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure

Freehold with vacant possession upon completion.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

## VAT

VAT is NOT applicable to this property.

## Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

## Contact

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS

Email : [commercial@bjbmail.com](mailto:commercial@bjbmail.com)



### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.