



SUBSTANTIAL FREEHOLD DEVELOPMENT SITE FOR SALE 1.5 ACRES (0.607 HA)



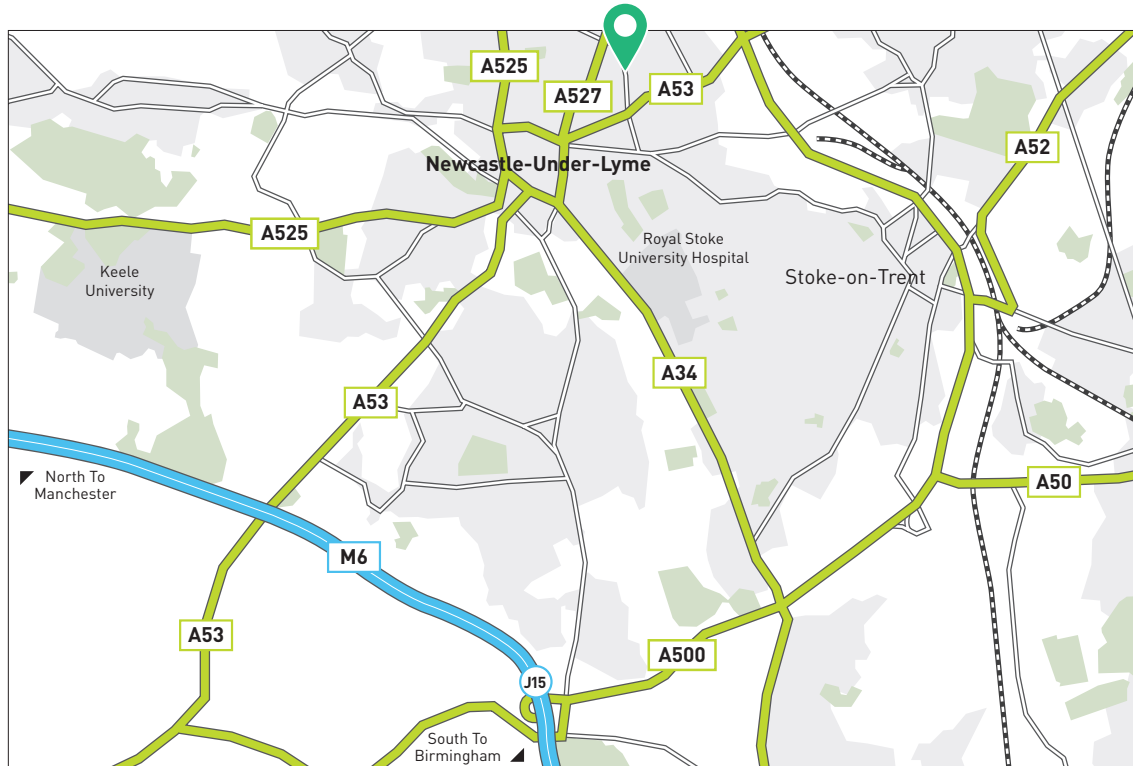
CORNWALL HOUSE

SANDY LANE, NEWCASTLE-UNDER-LYME ST5 0LZ



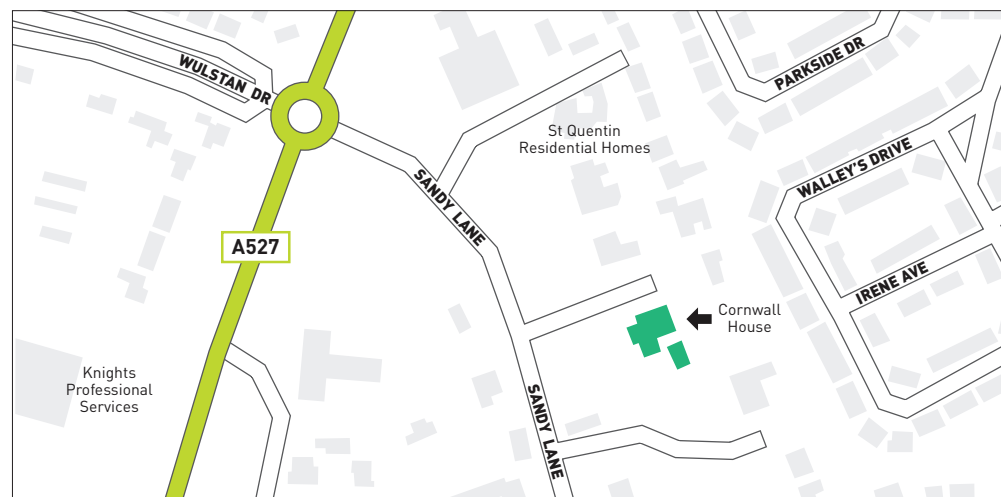
LOCATION

Newcastle-Under-Lyme is a market town in North Staffordshire, has a population of 74,000 in the town and 122,000 in the Borough and is served by the M6 motorway to the south and west of Newcastle and by the A500 road to the north and east. There are access points from the M6 at junctions 15 and 16, to the south and north respectively. The A34 trunk road runs through Newcastle-Under-Lyme from north to south. Keele University is situated 3 miles to the west and the town is a focal point for its 7,000 plus students.



SITUATION

The property is a medical consultation and screening centre housed in two buildings standing in substantial mature grounds of around 1.5 acres (0625 ha) situated in a very popular and affluent area of Newcastle-Under-Lyme in one of the most desirable locations in the Borough. It would lend itself to conversion and development or total redevelopment subject to planning and is certain to be of interest to residential and care home developers.



ACCOMMODATION

Ground Floor	Sq m	Sq ft
Reception	45.60	491
Waiting Room	12.86	138
Office/Consulting	28.64	308
Consulting Room	30.70	330
Kitchenette	2.94	32
Consulting Room	19.55	210
WC /Cloak off	3.30	36
Office	6.19	67
Consulting Room	17.81	192
Consulting Room	16.47	177
Male and Female WC	-	-
Store	9.70	104
Store	6.20	67
First Floor		
Consulting Room	13.45	145
Waiting Room	12.68	136
Balcony Room	27.31	294
Consulting Room	28.42	306
WC	-	-
WC and Shower Room	-	-
Office	19.29	208
Staff Room	15.78	170
Store	2.74	29
Second Floor Attic		
Three Rooms	37.09	399
Lower Ground		
Office	53.49	576
Store	11.58	125
Switch Room	2.98	32
MRI Block		
Plant Room	10.77	116
Office	7.32	79
Office	6.66	72
Treatment Room	17.09	184
Scanner Room	31.07	334
Changing Rooms	7.67	83
Waiting/Corridor	83.19	895
X Ray	26.73	288
Consulting Rooms	46.01	495
Total NIA	661.28	7118



DESCRIPTION

The main building is Edwardian being constructed around 1900 having brick walls and a pitched tiled roof and boasts many period features including sash windows with stained glass lights, feature fireplaces, timber panelling and an ornate timber staircase. It is arranged on three floors with a lower ground floor, ground floor and first floor. There are a number of consulting rooms offices and toilets throughout and the building is fully carpeted tastefully decorated and centrally heated. There is an attractive balcony bay window to one of the first floor consulting rooms and two of the rooms have cloakroom facilities.

The modern building accommodating the MRI scanner and consulting rooms is located to the rear right hand side of the site and is brick built with a curved metal roof and double glazed doors and windows. It has air conditioning and is partitioned internally to provide a corridor and waiting area, scanning and X Ray areas, changing and consulting rooms and is linked to the main building.

There is ample dedicated parking on the site both surfaced and unsurfaced.

There is a shared driveway serving the building to the right of the entrance and also land to the rear.

RATEABLE VALUE

£48,000. Purchasers are advised to make their own enquiries to Newcastle-Under-Lyme Borough Council with regard to rates payable and reliefs.

VAT

All prices are quoted excluding VAT and may be subject to VAT.

EPC

The property has an energy performance rating of C, with a score of 65. A certificate is available upon request.

OFFERS

Offers of over £1.25m are invited for the freehold on a conditional or unconditional basis. All equipment will be removed prior to completion and is not included in the sale.

VIEWING

Strictly by appointment with the joint agents.



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