

## Crystal Buildings (former Zanzibars)

Brunswick Street, Newcastle, Staffordshire, ST5 1BU



## Freehold / Leasehold Opportunity Guide Price: Offers Invited

- Mixed use development potential
- Circa 40,000 square feet of usable space.
- Prominent roadside location
- Access from Brunswick Street, Hassell Street and Marsh Parade
- Plot size amounting to circa 0.87 acres
- Car parking facilities for up to 80 vehicles
- Situated in a high-density residential area
- Alternate use opportunity subject to obtaining the necessary consents
- Leasehold available

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### Location

The site is located to the east of Newcastle-under-Lyme town centre. Newcastle-under-Lyme is a market town in North Staffordshire with a population of c. 75,000. Keele University is located 3 miles from the town centre.

The property is located on the main A52 which leads into the town centre. Neighbouring properties consist of a mixture of secondary retail/commercial, hot food takeaways, licensed units, office space and residential dwellings.

### Accommodation

The property is a two-storey semi detached unit, with parts set over three floors. There is also a very large basement covering the majority of the ground floor footprint. It is understood the building has c. 40,000 sq ft of usable space (including basement).

The property has a large car park servicing c. 80 spaces. It is believed there is a right of way over the car park for the benefit of the adjoining property.

The property is a former nightclub but obtained planning consent for conversion to an antiques dealer centre with associated restaurant space. It is understood that the basement was also being developed for use as a gym / fitness centre.

Previous planning consent granted in 2005 for redevelopment of whole site for a mixed use scheme, including 80 \* 1 and 2 bedroom apartments plus commercial space (this has now lapsed).

**The former nightclub sits on a large plot of 0.87 acres across two registered titles.**

**The property has potential for a range of uses, subject to the granting of relevant permissions.**

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### **General Information**

#### **Rating**

The current Rateable Value is assessed at £9,700.

#### **Licences**

It is understood that the property currently possesses a Premises Licence.

#### **Services**

We are verbally advised that all mains services are connected to the property.

#### **Trading**

The premises are currently closed for trading.

#### **Tenure**

The property is being sold freehold with part vacant possession. Part of the first floor is currently let out on a 6 year lease, expiring in December 2022. Passing rent is £12,000 pax.

Leasehold offers will be also be considered for the whole / part of the site.

#### **Fixtures and Fittings**

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

#### **Energy Performance Certificate**

We have requested this information.

#### **VAT**

VAT will be applicable on the sale of this property.



☎ 0121 227 2311

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### Agent Details

For further details please contact



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#### Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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## JOINT INSTRUCTION WITH HARRIS LAMB



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