



Guide price: £115,000+

## Detached Industrial Unit

14-16 Hickman Street  
Newcastle Under Lyme  
ST5 2AR

### OVERVIEW

For sale by online auction a single storey end of terrace car showroom. The property is of standard construction with a flat roof.

The accommodation is predominantly open plan over the ground floor. There is good car parking provision above the car showroom, which is accessed from Corporation Street.

The property occupies a prominent position on the corner of Hickman Street and Corporation Street in the centre of Newcastle Under Lyme.

Both Hickman Street and Corporation Street run west towards Liverpool Road, which links in with the A52, close to the roundabout where the A34 can be joined.

### Floor Area

Total approx. area: 101.8 m<sup>2</sup> / 1,095 ft<sup>2</sup>  
(taken from the VOA website)

### Tenure

Freehold with vacant possession

## Lot No. 1

Auction Date: 15 & 16 May 2024

### Rateable Value

The property has a rateable value of £11,250 with effect from 1 April 2023.

### Services

We understand the property to have mains electricity, water and drainage. We recommend interested parties complete their own investigations into the suitability of the services.

### Buyers Premium

2.5% (min. £4,000) inc. VAT

### Guide Price

£115,000+

### Legal Pack

Please refer to the legal pack for this lot [johnpye.auctiondocs.com](https://johnpye.auctiondocs.com)

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/7119-6732-1641-2316-9296>

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- Auction date: 15 & 16 May 2024
- Ground floor car showroom
- Approx. floor area: 1,095 ft<sup>2</sup>
- Sold with vacant possession
- Rateable value of £11,250
- Guide price £115,000+
- Good car parking provision
- Freehold
- Plot size approx. 0.12 acres / 0.05 hectares
- Land registry title no. SF345320

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