

TO LET:

POA

The Roebuck Shopping Centre, High Street

Newcastle-under-Lyme
Staffordshire, ST5 1SW



- Prominently located retail units in the heart of town centre
- Various sized retail units available, would suit alternative uses (STP)
- Recently refurbished to 'White Box' specification ready for immediate access
- Units available from 995 sq. ft. to 8,799 sq. ft.
- Immediately adjacent to the 'Midway' multi storey car park with direct access to the Roebuck Shopping Centre and High Street
- Flexible terms available

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales
Reg No. 6424169

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

GENERAL DESCRIPTION

The Roebuck Shopping Centre is in a prime retailing position within the town centre of Newcastle-under-Lyme. It is the only fully covered Shopping Centre within the town and benefits from the 'Midway' multi storey car park which is directly connected to the rear. The centre benefits from having already in situ Dorothy Perkins, Iceland, Bon Marchie, Lloyds Bank and Boots.

LOCATION

The Roebuck Shopping Mall is the main indoor Shopping Mall for Newcastle town centre located in the heart of the retail district with frontage to the High Street and pedestrian access from the Midway multi storey car park.

Unit:	Accommodation:	Rateable Value:	Rates Payable:	Rent (Per Annum):	Insurance:
Unit 7 (Former Early Learning)	Ground Floor Sales: 995 sq. ft.	£22,500	£11,047 pa (19/20)	£POA	TBA
Unit 8 (Former Next)	Ground Floor Sales: 1,275 sq. ft. First Floor Sales: 1,600 sq. ft.	£32,500	£15,957.50 pa (19/20)	£POA	TBA
Unit 12-14 (Former Argos)	Ground Floor Sales: 8,799 sq. ft. Bas Anc: 2,040 sq. ft.	£68,000	£33,388 pa (19/20)	£POA	TBA
Unit 15 (Former Next Kids)	Sales: 1,345 sq. ft.	£17,750	£8,715.25 pa (19/20)	£POA	TBA
Café unit 8a	1,137 sq.ft. (seating and storage)	TBC	£4,222.60 pa (19/20)	£POA	TBA
Unit 16 (Sense)	2168 sq.ft. (Ground floor and first floor)	£17,500	£8,592.50 pa (19/20)	£POA	TBA

****In-going incentives and flexible lease terms are available, subject to status and application****

VAT

VAT will be charged on all rental outgoings.

SERVICES

Mains electricity, water and drainage are connected. Please note that no services have been tested by the agents.

SERVICE CHARGE

The incoming tenant will be responsible for the payment of Service Charge to be levied for the provision of the Shopping Centre costs. The Service Charge calculations are ongoing and will be made available upon request.

PLANNING

All units currently have A1 (Retail) use, however the units may suit alternative uses (STP).

TENURE

The leases are available for terms to be agreed.

C01571/07082019

Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

RORY MACK

ASSOCIATES

Unit 8 (Former Next)



Unit 15 (Former Next Kids)



Unit 7 (Former Early Learning)



Unit 12-14 (Former Argos)



Strictly by appointment through agents:

Rory Mack Associates

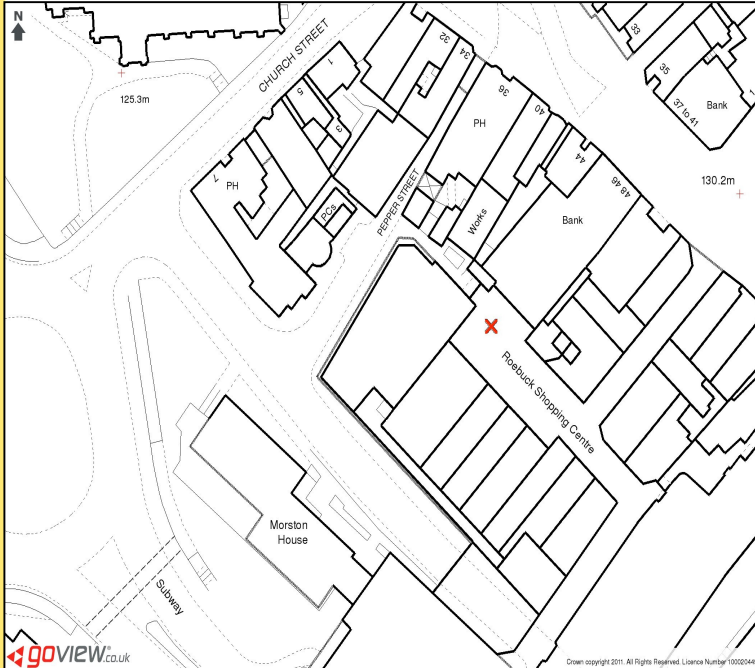
T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK

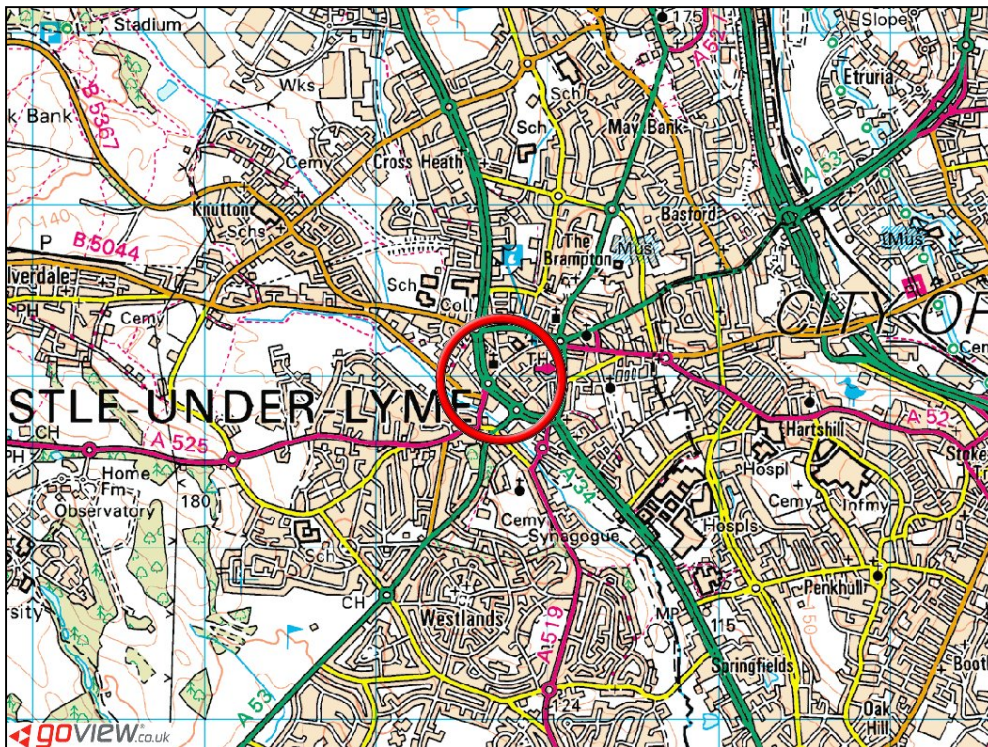
ORDNANCE MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk