

RETAIL AND LEISURE



NEWCASTLE UNDER LYME—Unit 24 Castle Walk

RETAIL UNIT TO LET

LOCATION

Newcastle Under Lyme is a busy and prosperous market town with a population of approximately 74,427 people (Source : Focus) and is situated some 3 miles from Junction 15 of the M6. The properties are situated in the centre of the Castle Walk, which provides the prime retailing area of Newcastle Under Lyme.

Other occupiers in the near vicinity include **Home Bargains, Polka Dot Travel, TUI, Costa Coffee** and **J D Sports**. The location can be more readily identified on the traders plan overleaf.

ACCOMMODATION

The unit is arranged over ground and first floors, providing the following areas which have been retrieved from the VOA website:-

Ground Floor Sales	117.2 sq m	1,262 sq ft
First Floor	63.2 sq m	681 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D, 92.

ASSESSMENTS

Verbal enquiries to Newcastle Borough Council confirm the property is assessed as follows:-

Rateable Value	£40,500
Rates Payable (19/20)	£20,412

Interested parties are advised to make their own enquiries on 01782 717717.

For more information please contact:

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