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:

Sandy Ratcliffe 01244 408240
James Lutton 01244 408244

sandyratcliffe@legatowen.co.uk jameslutton@legatowen.co.uk



LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT

SRJW17042019

VIEWING

Strictly by appointment through the joint agents Legat Owen and Barker Proudlove:-

Sandy Ratcliffe
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