

Manchester Office: 0161 631 2852

# To Let



# Newcastle-Under-Lyme

Unit 31, Castle Walk

Total Area: 1,382 sq ft (128 sq m)

Rent on Application



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# **Location & Description:**

- 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 property is situated in the centre of Castle Walk, which provides the prime retailing area of Newcastle under Lyme.
- The property is adjacent to Vodafone and Warren James.
   Other occupiers in the near vicinity include Card Factory,
   Costa Coffee and Greggs.

#### Demise:

Ground Floor 665 sq ft (61.8 sq m) First Floor 717 sq ft (66.6 sq m)

#### Rent:

Available upon request.

#### Lease:

New FRI lease for a term to be agreed.

A freehold sale may also be considered, further details upon request.

### Service Charge:

Available upon request.

#### EPC:

Available upon request.

# **Legal and Professional Fees:**

Each party to bear their own costs

# **Rating Assessment:**

Rateable Value (April 2023) - £20,000.

#### **Date Prepared:**

October 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money
Laundering Regulations the Purchaser/Tenant will be required to provide two
forms of identification and proof of the source of income.

#### **Contact Us:**

# Gary Crompton

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### **Simon Colley**

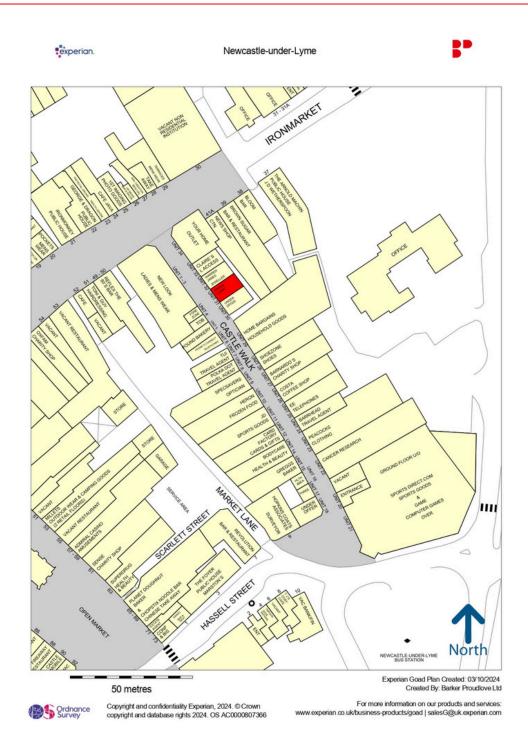
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