

To Let



Newcastle-Under-Lyme

Unit 31, Castle Walk

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

Rent on Application

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:

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