

# 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.**

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**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 2026) - £24,750.

**Date Prepared:**

Updated April 2026

**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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