

Manchester Office: 0161 631 2852

# To Let



## Newcastle-Under-Lyme

Unit 21, Castle Walk

Total Area: 1,444 sq ft (134 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 occupies a prominent position by the entrance to Castle Walk and adjacent to both Sports Direct and Cancer Research.
- Other nearby occupiers include Home Bargains, Peacocks, JD Sports, Three, Card Factory, Costa and Greggs.

### Demise:

Ground Floor 1,212 sq ft (113 sq m) First Floor 232 sq ft (22 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

## Service Charge:

Available upon request.

#### EPC:

Energy Performance Rating Assessment - B **Legal and professional fees:** 

Each party to bear their own costs.

## **Rating Assessment:**

Rateable Value (April 2023) - £26,000.

## **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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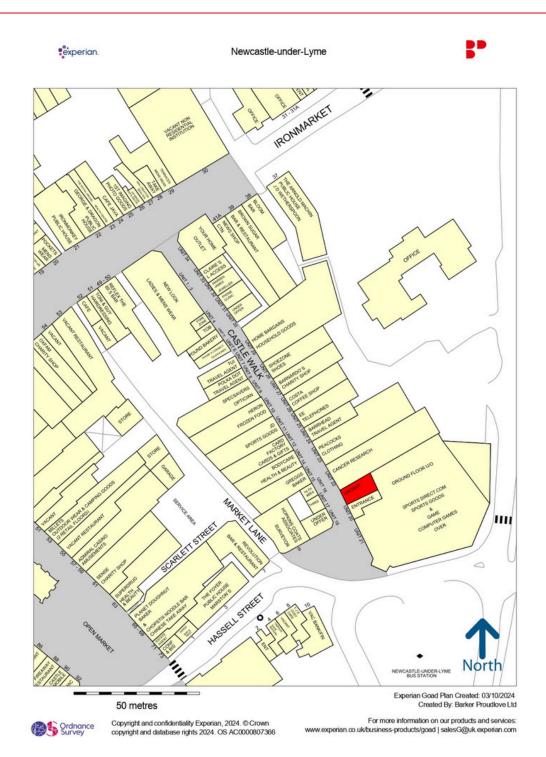
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