

To Let



Newcastle-Under-Lyme

Unit 21, Castle Walk

Total Area: 1,444 sq ft (134 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 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.**
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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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Newcastle-under-Lyme



Experian Goad Plan Created: 03/10/2024
Created By: Barker Proudlove Ltd



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