

To Let



Newcastle-Under-Lyme

Unit 14, Castle Walk, ST5 1AN

Total Area: 2,830 sq ft (262.91 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 the Castle Walk, which provides the prime retailing area of Newcastle Under Lyme.**
- **The property is adjacent to Greggs and Card Factory.**
- **Other occupiers in the near vicinity include Sports Direct, Costa Coffee, Peacocks, Specsavers and Coffee House.**

Demise:

Ground Floor 1,857 sq ft (172.52 sq m)
First Floor 973 sq ft (90.39 sq m)

Rent:

Available upon request.

Lease:

New effectively FRI lease for a term to be agreed.

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) - £34,000.

Date Prepared:

November 2025

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:

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

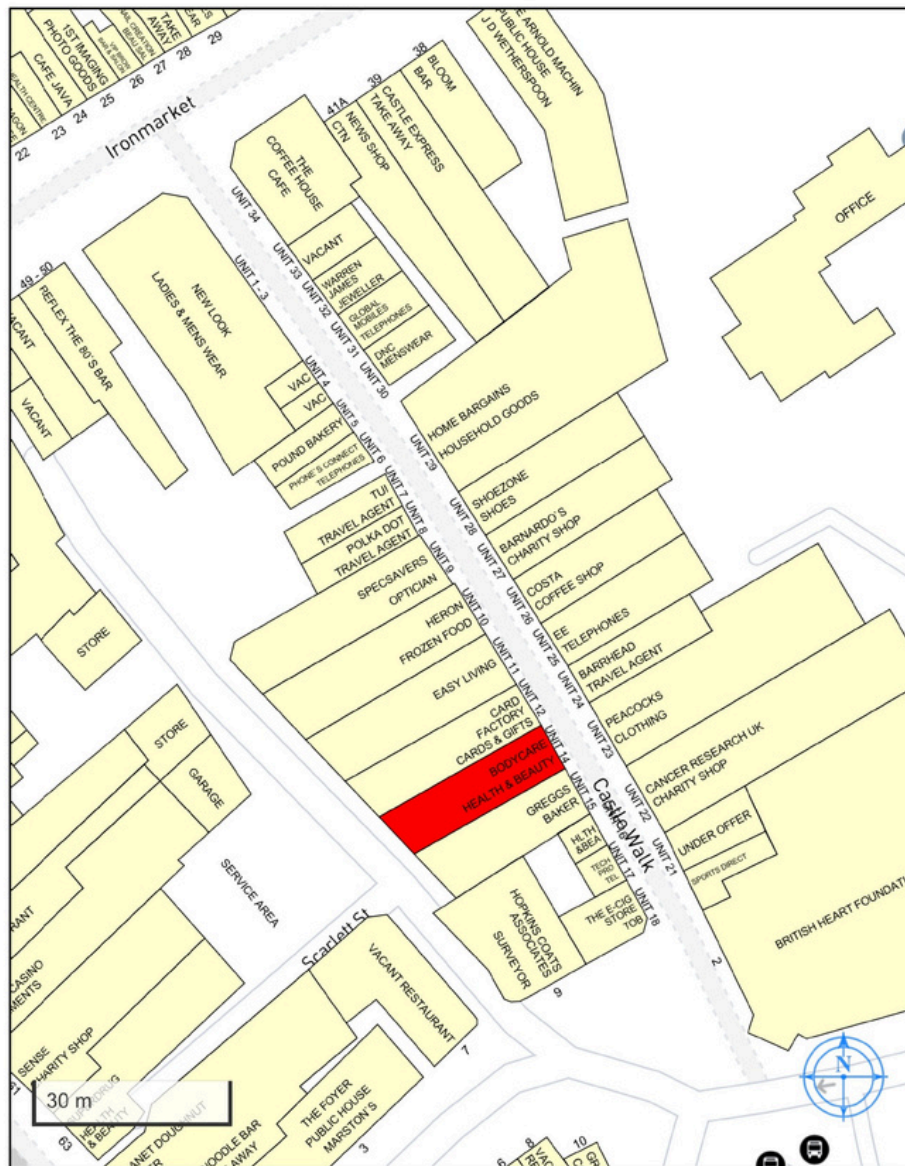
Gary Crompton

07554 402314

gary@barkerproudlove.co.uk



Newcastle-under-Lyme (Unit 14 Castle Walk)
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