

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 34 Castle Walk, Newcastle-under-Lyme

**LET****Rent: On application****Ground Floor Area**

2,350 Sq ft / 218 Sq M

Viewing Strictly through the sole letting agent.**Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk

Location:

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 occupies a prominent position immediately opposite New Look and adjacent to Claires. Other occupiers in the near vicinity include Home Bargains, Polka Dot Travel, TUI , Costa Coffee and J D Sports.

Demise:	Sq Ft	Sq M
Ground Floor	2350	218.3
First Floor	2450	227.6

Rent:

Upon application.

Tenure:

The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £88,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £525.92.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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