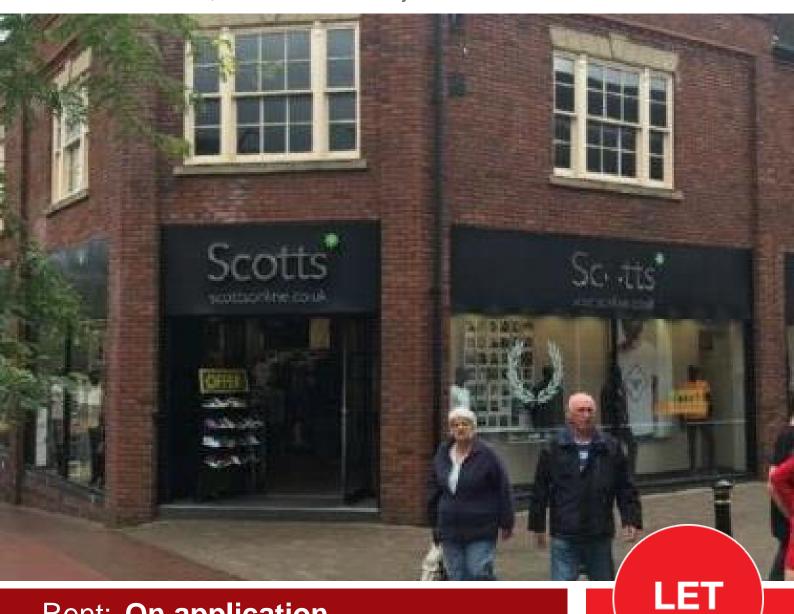


Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1 Unit 34 Castle Walk, Newcastle-under-Lyme



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

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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.

FPC

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

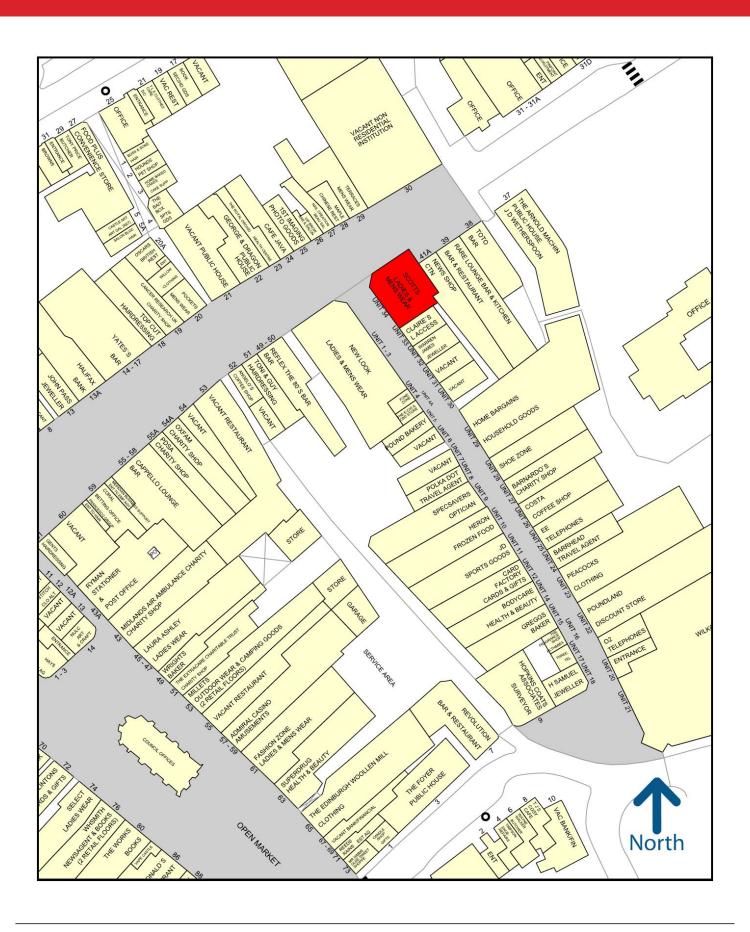
Subject to Contract

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