

SHOPPING CENTRE PROPERTY / CLASS E  
Unit 30 Castle Walk, Newcastle-under-Lyme



**Rent: On application**  
**Ground Floor Area**  
675 Sq ft / 63 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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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.

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<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	675	62.7
First Floor	682	63.4

**Rent:**

Upon application.

A freehold sale may also be considered. Further details on request.

**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 £21,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

Available upon request

**EPC:**

Energy Performance Asset Rating - C

**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:**

September 2022

Subject to Contract

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Newcastle-under-Lyme



Experian Goad Plan Created: 27/02/2024

Created By: Barker Proudlove Ltd

