

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 22 Castle Walk, Newcastle-under-Lyme



Rent: On application
Ground Floor Area
5,273 Sq ft / 490 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

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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 | 5,273 | 489.88 |
| First Floor | 2,873 | 266.91 |

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 £95,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that 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 2021 stands at approximately £937.08.

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:

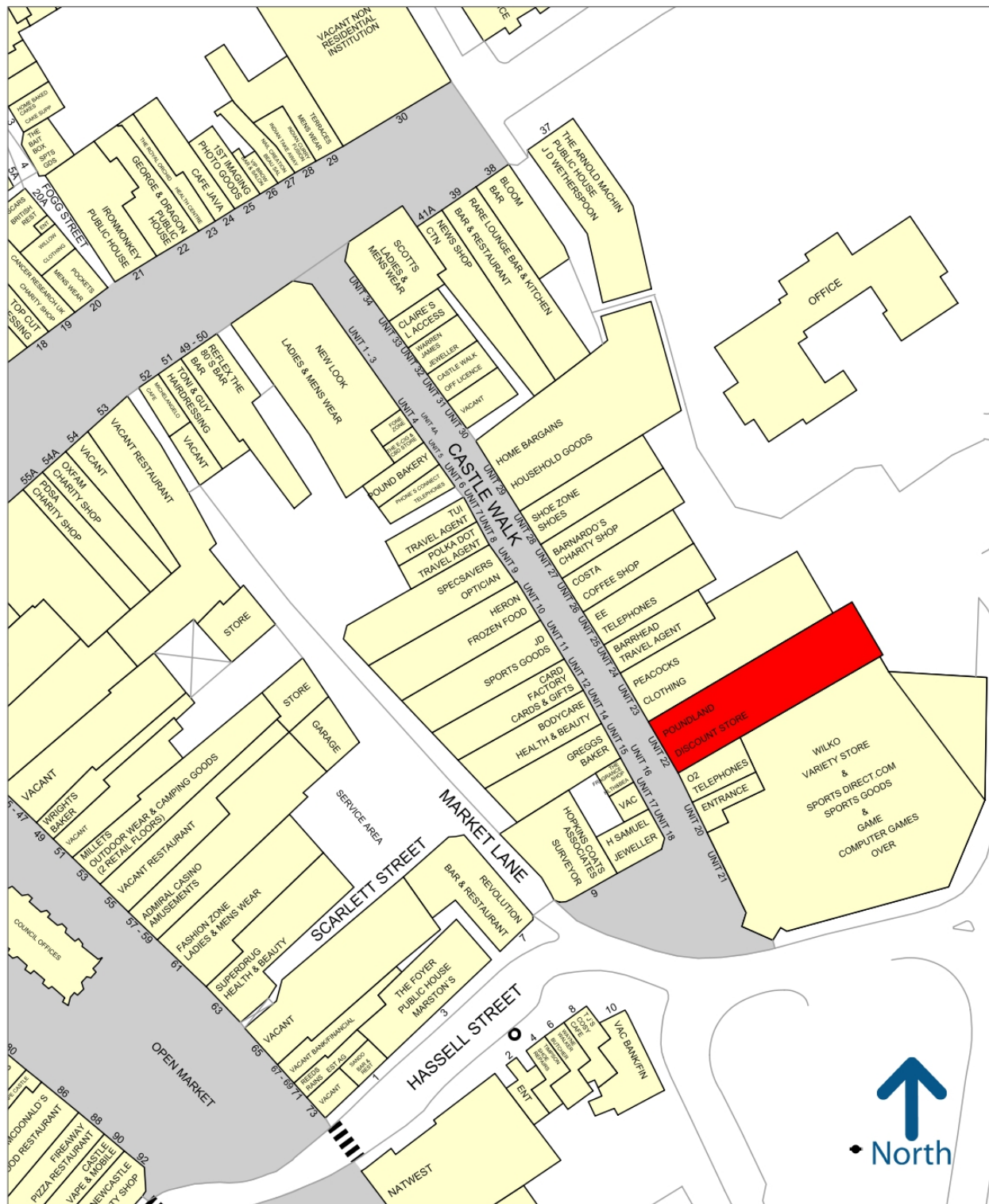
October 2021

Subject to Contract

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Newcastle-under-Lyme



Experian Goad Plan Created: 04/10/2021
Created By: Barker Proudlove Ltd

50 metres