

SHOPPING CENTRE PROPERTY / CLASS E  
Unit 31 Castle Walk, Newcastle-under-Lyme



**Rent: On application**  
**Ground Floor Area**  
665 Sq ft / 62 Sq M

**TO  
LET**

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

**Barker Proudlove**

**Gary Crompton**

**Mob: 07554 402314**

**Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**

**Simon Colley**

**Mob: 07966 181708**

**Email: [simon@barkerproudlove.co.uk](mailto:simon@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 Castle Walk, which provides the prime retailing area of Newcastle under Lyme. The property is adjacent to Vodafone and Warren James.

Other occupiers in the near vicinity include Card Factory, Costa Coffee and Greggs.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	665	61.8
First Floor	717	66.6

**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 £20,000. 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

