

# TO LET

Unit 8  
Castle Walk  
Newcastle under Lyme



## 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 is immediately opposite Home Bargains and adjacent to Specsavers.

Other occupiers in the near vicinity include Card Factory, Peacocks, Costa Coffee and J D Sports.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	828	76.9
First Floor	546	50.7

## Rent

Upon application

## Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £38,750. For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £166.25.

## EPC

Energy Performance Asset Rating - E

## 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.

SUBJECT TO CONTRACT

Details prepared April 2018

Viewing Strictly through the joint letting agents.

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