

# To Let



## Newcastle-Under-Lyme

Unit 30, Castle Walk

Total Area: 1,357 sq ft / 126 sq m

Rent on Application

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**Location & Description:**

- **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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- **The property is adjacent to Home Bargains and in close proximity to Greggs, Card Factory, Peacocks, Costa Coffee and J D Sports.**

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**Demise:**

Ground Floor 675 sq ft 62.7 sq m  
First Floor 682 sq ft 634 sq m

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.  
Freehold sale may also be considered, further details on request.

**Service Charge:**

Available upon request.

**EPC:**

Energy Performance Rating Assessment - C.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £21,250.

**Date Prepared:**

March 2024

**Contact Us:**

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Newcastle-under-Lyme



50 metres  
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