

# To Let



## Newcastle-Under-Lyme

Unit 31, Castle Walk

Total Area: 1,382 sq ft / 128 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 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.**

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**Demise:**

Ground Floor 665 sq ft 61.8 sq m

First Floor 717 sq ft 66.6 sq m

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

A freehold sale may also be considered, further details upon request.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs

**Rating Assessment:**

Rateable Value (April 2023) - £20,000.

**Date Prepared:**

March 2024

**Contact Us:**

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Newcastle-under-Lyme



50 metres  
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