

Manchester Office: 0161 631 2852

# To Let



## Newcastle-Under-Lyme

Unit 21, Castle Walk

Total Area: 1,444 sq ft / 134 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 occupies a prominent position by the entrance to Castle Walk and adjacent to both Sports Direct and Cancer Research.
- Other nearby occupiers include Home Bargains, Peacocks, JD Sports, Three, Card Factory, Costa and Greggs.

#### Demise:

Ground Floor 1,212 sq ft (113 sq m) First Floor 232 sq ft (22 sq m)

#### Rent

Available upon request.

#### Lease:

New FRI lease for a term to be agreed.

### **Service Charge:**

Available upon request.

#### EPC:

Energy Performance Rating Assessment - B

#### Legal and professional fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £26,000.

### **Date Prepared:**

March 2024

#### **Contact Us:**

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## Simon Colley

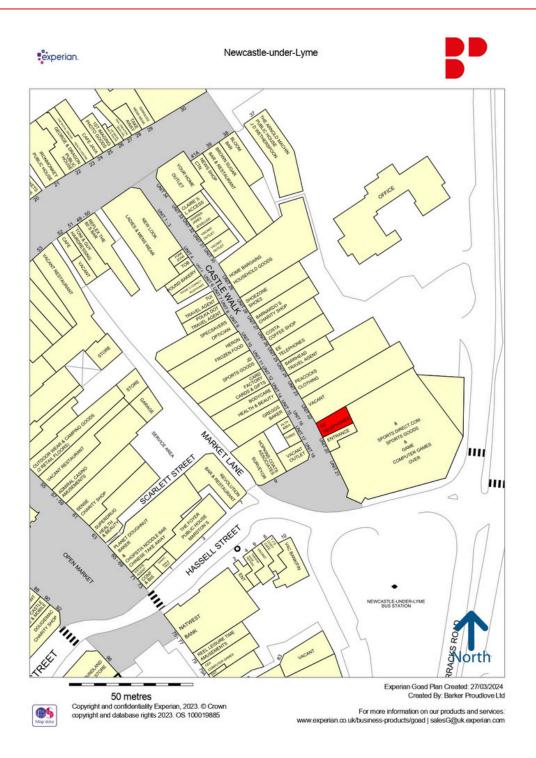
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