

Unit 16—Roebuck Shopping Centre, Newcastle-Under-Lyme ST5 1SW



TO LET

SIZE: APPROX. 6,500 SQ/FT

- ✓ **FORMER ICELAND UNIT**
- ✓ **LED LIGHTING**
- ✓ **OFFICE INCLUDED**
- ✓ **RENT FREE PERIOD AVAILABLE**

Westprop.

DESCRIPTION

A prime high street retail pitch within the local landmark, The Roebuck Shopping Centre. The property benefits from a large open floor plan, which used to be Iceland. The property benefits from a fully fitted fire alarm system, store alarm and the management office included.

The store benefits from a growing student population with the High St serving as the nearest retail centre for Keele University. There are also a number of large student towers under construction adjoining the Roebuck Shopping center with footfall predicted to increase substantially.

There is also a large active retail catchment with the average disposable income within 5 miles above the national average.

The Roebuck shopping Centre benefits from undercroft loading facility, fully maintained communal areas, online promotions for tenants, and on-site parking STC.

LOCATION

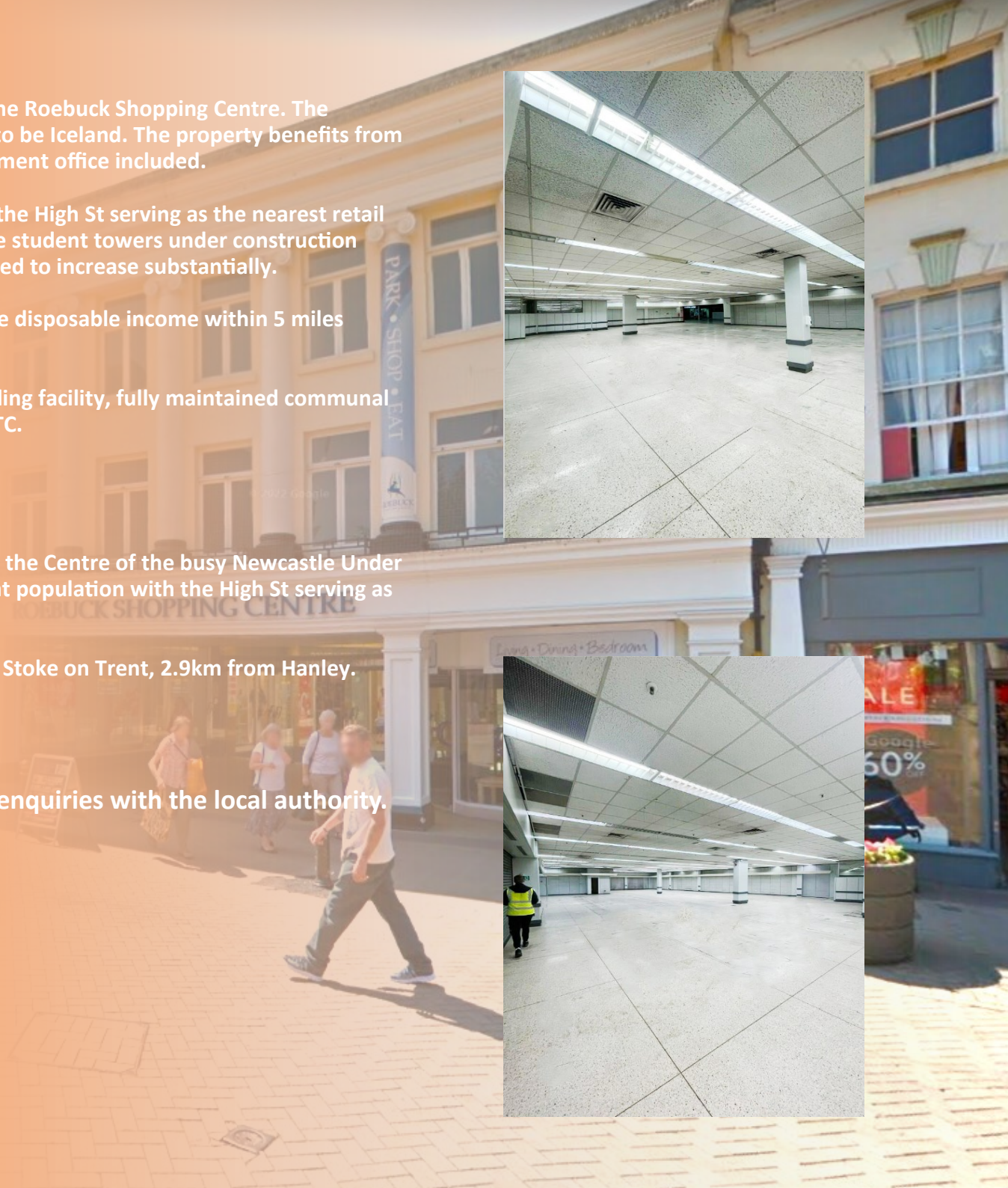
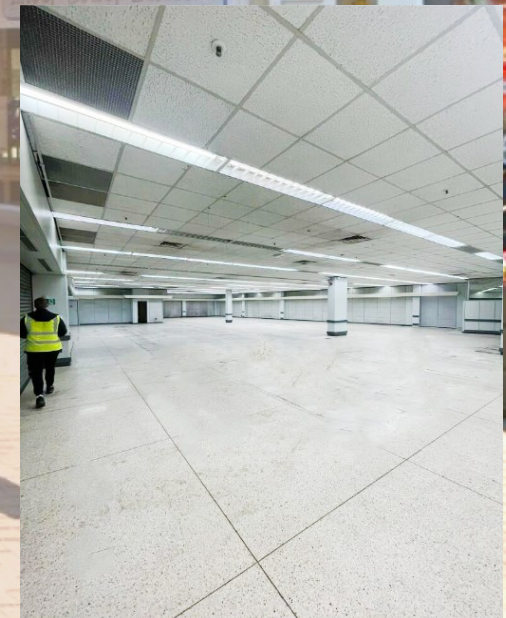
The store is located within the Roebuck Shopping Centre on the Centre of the busy Newcastle Under Lyme High St. The local area benefits from a growing student population with the High St serving as the nearest retail Centre for the Keele University.

The site sits approximately 3.5km from M6 J15, 2.8km from Stoke on Trent, 2.9km from Hanley.

PLANNING

We advise all interested parties to make their own enquiries with the local authority.

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The logo for Westprop. features the word "Westprop." in a bold, sans-serif font. The letters are colored with a gradient from yellow on the left to red on the right. Below the text is a thick horizontal bar that also follows the yellow-to-red gradient. The bar starts under the 'W', extends across the width of the text, and then turns 90 degrees downwards at the end of the period.

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