

Roebuck Shopping Centre, Newcastle-under-Lyme ST5 1SW



TO LET

SIZE: APPROX. 3,500 SQ/FT

- ✓ **POPULAR TOWN CENTRE LOCATION**
- ✓ **GROWING STUDENT POPULATION**
- ✓ **ON-SITE PARKING**
- ✓ **OPEN PLAN SHOP FLOOR**
- ✓ **GLASS STORE-FRONT**

Westprop.

LOCATION

A prime high street retail pitch within the local landmark, The Roebuck Shopping Centre. The property benefits from a large retail shop floor plan, which used to be Bon Marche. The property benefits from a fully fitted changing rooms, store pay desk area and shutter roller front.

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

DESCRIPTION

A prime high street retail pitch within the local landmark, The Roebuck Shopping Centre. The property benefits from a full glass shop front, large open plan shop floor. The property benefits from a fully fitted fire alarm system and store alarm.

The store is shelf ready to occupy.

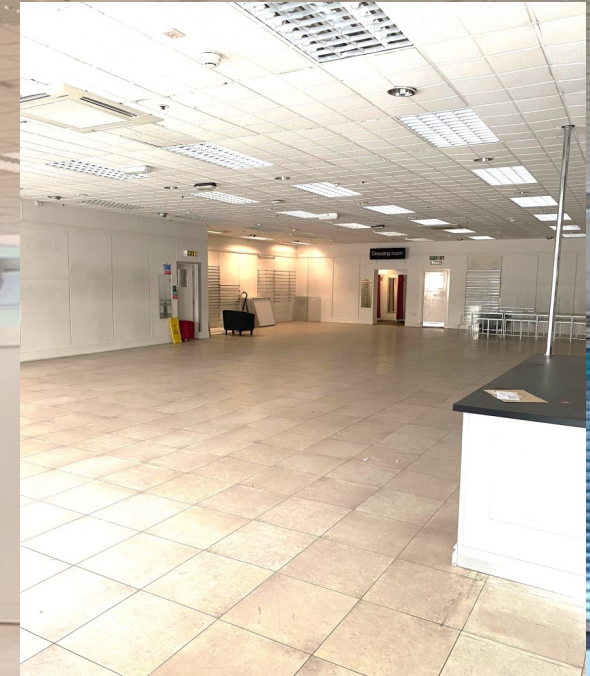
The store benefits from a growing student population with the High St serving as the nearest retail centre for Keele University. There are also a number of large student towers under construction adjoining the Roebuck Shopping Centre with footfall predicted to increase substantially.

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.

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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