

PRIME SHOP TO LET

33 Castle Walk
Newcastle-Under-Lyme
ST5 1AN

****Subject to Vacant Possession****



LOCATION

Newcastle Under Lyme is a market town in Staffordshire adjacent to the Stoke on Trent with a population of 75,082. The property occupies a prime corner position on the conjuncture of Castle Walk and Ironmarket. Castle Walk being the traditional prime retailing pitch with the likes **Specsavers, JD Sports, Heron Foods, Home Bargains, Peacocks, Bodycare, Sports Direct** and Ironmarket having transformed into the town's primary F&B pitch where occupiers include **Loungers, JD Wetherspoons** and **Bloom Cocktail Bar**.

ACCOMODATION

The premises comprise a substantial corner unit with return frontage arranged over the following approximate areas:-

Ground Floor Sales:	5,716 sq ft
Ground Floor Ancillary:	276 sq ft
First Floor:	2,107 sq ft

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

The property has a rating of D (85). A copy of the EPC is available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

RENT

Rent Upon Application

SERVICE CHARGE

£1,128.85 + VAT (YE 30th March 2024)

INSURANCE

£1,680.44 + VAT (YE 30th March 2025)

RATEABLE VALUE

Rateable Value - £71,000

This information is for guidance purposes only. Qualifying businesses may qualify business rates relief. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment with the sole agents Creative Retail.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

**CREATIVE RETAIL**
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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