

RORY MACK

ASSOCIATES



**UNIT 3 CASTLE WALK,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1AN**

**TO LET
£17,500 PAX**

- Ground floor retail unit GIA 512 sq ft
- Prime town centre location
- Forming part of a modern retail development
- EPC: Band C (60)



UNIT 3 CASTLE WALK

NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 1AN

GENERAL DESCRIPTION

A ground floor self-contained retail unit forming part of a prime retail development in the town centre. The unit briefly comprises a retail area together with WC with plastered wall surfaces, laminate wood floor coverings and a suspended ceiling. The unit features a secure, electric roller shutter to the front with window frontage onto the busy Castle Walk stretch. Castle Walk is a popular and modern retail development supporting a wide range of national retailers and forms on the principle retail areas within the town. Neighbouring operators include New Look, Greggs and Peacocks.

LOCATION

Castle Walk was constructed circa 2005 and comprises a range of retail units which link Ironmarket and Hassall Street and is located in the pedestrianised town centre. There are a wide range of national retailers within the development and New Look next door.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease by way of service charge for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value	£18,250
Rates payable	£6,971.50 pa (26/27)
If used for retail, hospitality or leisure	
Rates payable	£7,884 (26/27)
For any other use	

ACCOMMODATION

Ground Floor

Depth:	32'0"
Width:	16'0"
GIA:	512 sq ft

Kitchen & WC	--
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ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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NEWCASTLE-UNDER-LYME
STAFFORDSHIRE, ST5 1AN



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements