

RORY MACK

ASSOCIATES

TO LET:

£20,000 PAX

Unit 3 Castle Walk

Newcastle-under-Lyme,
Staffordshire, ST5 1AN



- Ground floor retail unit GIA 512 sq.ft.
- Prime town centre location
- Forming part of a modern retail development
- Very well presented and available on a new lease
- EPC 60 (Band C)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A ground floor self-contained retail unit forming part of a prime retail development in the town centre. The unit briefly comprise a retail area together with WC with plastered wall surfaces, laminate wood floor coverings and a suspended ceiling. Castle Walk is a popular and modern retail development supporting a wide range of national retailers and forms on of the principal retail areas within the town.

LOCATION

Castle Walk was constructed circa 2005 and comprises a range of retail units which link Ironmarket and Hassell 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.

ACCOMMODATION

Ground Floor:

Depth: 32'0"

Width: 16'0"

GIA: 512 sq.ft. (53.2 sq.m.)

Kitchen & WC --

Net sales area: 545 sq.ft.

SERVICES

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

VAT

The rent is subject to VAT.

BUSINESS RATES

Rateable Value £22,500

Rates Payable £11,227.50 pa (22/23)

TENURE

Available by way of a new full repairing and insuring lease by way of service charge for a term of years to be agreed and with each party being responsible for their own legal fees.

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.



Strictly by appointment through agents:

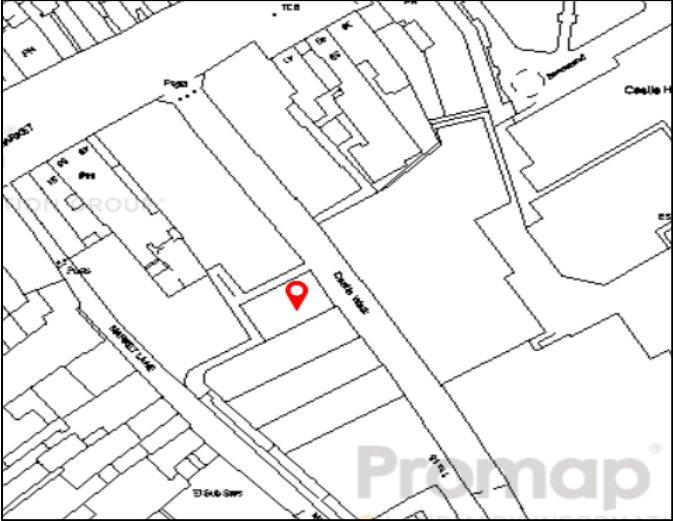
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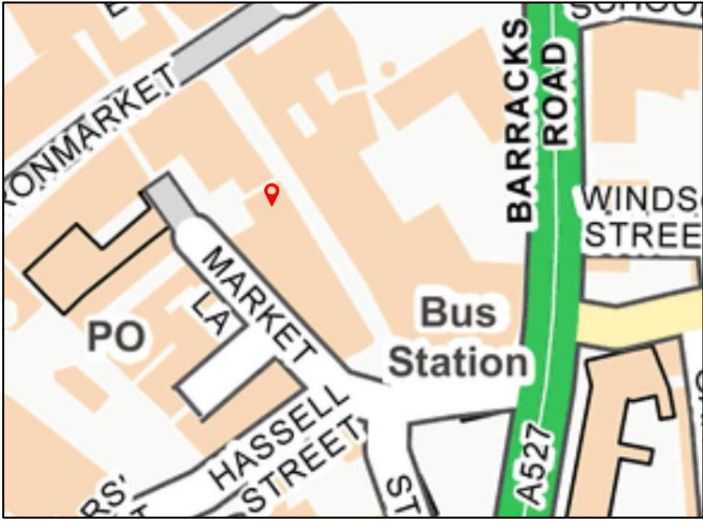
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

