

## TOWN CENTRE SHOP TO LET

**39/41 Merrial Street**  
Newcastle-under-Lyme  
Staffordshire  
ST5 2AE

These premises are located in a good trading position within the town centre. Rear vehicular access for deliveries is available and public car parks are situated nearby. Newcastle is an attractive and thriving market town, being one of the leading shopping centres in North Staffordshire.

<b>ACCOMMODATION:</b>	Ground Floor Sales Area 83.98sq.m (904 sq.ft) Washroom and WC.	
<b>RENT:</b>	£12,500 per annum exclusive, payable quarterly in advance.	
<b>TERMS:</b>	Length of lease flexible on full repairing terms. Vacant possession is available upon completion of the legal documentation.	
<b>SERVICES:</b>	Mains electricity, water and drainage are available. N.B. Electrical installations have not been tested.	
<b>LEGAL COSTS:</b>	The tenant will be responsible for paying the Council's proper legal costs in preparing the lease.	
<b>RATING ASSESSMENT:</b>	Rateable value	£11000
	Rates payable (2023/2024)	£5632
<b>VIEWING AND FURTHER DETAILS:</b>	Contact Jean Williams or Jo Baldwin of the Property Section. Telephone: 01782 742375 or 01782 742373 <a href="mailto:jean.williams@newcastle-staffs.gov.uk">jean.williams@newcastle-staffs.gov.uk</a> or <a href="mailto:joanne.baldwin@newcastle-staffs.gov.uk">joanne.baldwin@newcastle-staffs.gov.uk</a>	
<b>NOTE:</b>	Please check availability prior to making a formal offer. This property is subject to a BID levy and interested parties should make their own enquiries.	

These particulars are to enable prospective purchasers or tenants to decide whether to make further enquiries with a view to negotiating. They are not intended to be relied upon in any other way and accordingly neither their accuracy nor the continued availability of the property is guaranteed. They are provided on the express understanding that neither the Executive Director – Commercial Development & Economic Growth for the Borough Council are to be under any liability in respect of their contents.

In the event of any officer of the Council supplying any further information or expressing any opinion, whether oral or in writing, such information or expression is to be treated as having been given on the same basis as these particulars.