Property

NEWCASTLE UNDER LYME BOROUGH COUNCIL

TO LET

6/7 Lancaster Building
Newcastle-under-Lyme
Staffordshire
ST5 1PG

Newcastle is an attractive and historic market town. These prominent retail premises occupy a prime position in the main pedestrianised area of the town. Nearby retailers include Dorothy Perkins and Boots.

ACCOMMODATION:	Ground floor: 57.04 sqm (614 sq.ft), basement: 41.71 sqm (449 sq.ft), washroom and w.c.
RENT:	£11,000.00 per annum plus service charge
TERMS:	Internal repairing lease. Length of lease can be flexible. Vacant possession is available on completion of the legal documentation.
SERVICES:	Mains electricity, water and drainage are available.
LEGAL COSTS:	The tenant will be responsible for paying the Council's proper legal costs in preparing the lease.
RATING ASSESSMENT:	Rateable value - £11,750.00 Rates payable (2026/27) - £5076.00
VIEWING AND FURTHER DETAILS:	Contact Jo Baldwin or Alison Lea of the Property Section. Telephone: 01782 742375 or 01782 742371. Email: jo.baldwin@newcastle-staffs.gov.uk alison.lea@newcastle-staffs.gov.uk
NOTE:	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, Regeneration and Development nor 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.