

Premises to Let

3 Fogg Street
Newcastle-under-Lyme
Staffordshire
ST5 2RE

Modern well fitted cake shop/coffee shop available situated fronting a walkway between Ironmarket and Merrial Street. Newcastle is an attractive and historic market town. There are public car parks nearby.

ACCOMMODATION: Ground floor: 32.03 sqm (345 sq.ft.) sales area.
First floor: 14.7sqm (158sq.ft.) w.c. and washroom

TERMS: Length of lease flexible.

SERVICES: Mains electricity, water and drainage are available.

RENTAL: £7,000 per annum exclusive.

RATING ASSESSMENT: Rateable value - £ 7000 pa
Rates payable (2022/2023) - £3584.00pa

**VIEWING AND
FURTHER DETAILS:** Jean Williams/Joanne Baldwin 01782 742375 or 742373
Louise Stevenson 01782 742371 (lease of the property).

NOTE: Please check availability prior to making a formal offer.

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.