

Property



TO LET

2/3 Lancaster Building
Newcastle-under-Lyme
Staffordshire
ST5 1PG

Newcastle is an attractive market town. These prominent retail premises occupy a prime position in the main pedestrianised area of the town. Nearby retailers include Boots, Holland and Barrett and New Look.

ACCOMMODATION:	Ground floor: 71.72 Sq.m. (771.99 Sq.ft.) Basement: 36.69 Sq.m. (394.93 Sq.ft.), store.
RENT:	£20,000.00 per annum plus service charge and VAT – <i>incentives available</i>
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 - £20,000.00 Rates payable (2025/2026) - £9,980.00
VIEWING AND FURTHER DETAILS:	Contact Jo Baldwin/Alison Lea of the Property Section. Telephone: 01782 742373/01782 742375 Email: joanne.baldwin@newcastle-staffs.gov.uk alison.lea@newcastle-staffs.gov.uk
NOTE:	Please check availability prior to making a formal offer.

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