

TOWN CENTRE SHOP Lease Assignment Available

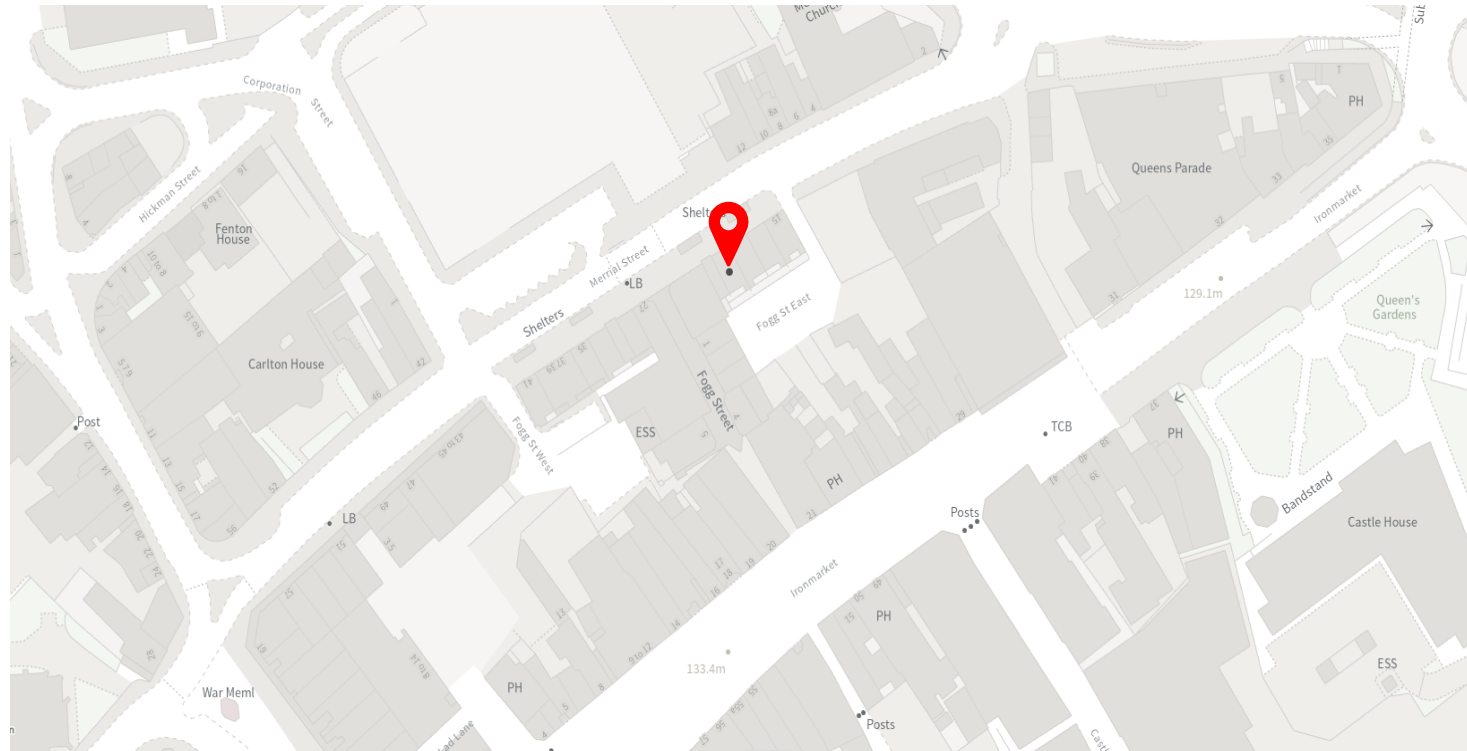
21 Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AE

Currently occupied and trading retail premises available by way of lease assignment. The existing business and associated fixtures, fittings and equipment are available for purchase by separate negotiation directly with the tenant. Alternatively, the premises can be made available with vacant possession, subject to agreement. Further details available upon request.

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.

ACCOMMODATION:	Ground Floor Sales Area (42.39 sq.m) 456.28 sq.ft Washroom and WC.
RENT:	£6,500 per annum exclusive, payable quarterly in advance.
TERMS:	Approx 4 years unexpired term remaining
SERVICES:	Mains electricity, water and drainage are available.
LEGAL COSTS:	The tenant will be responsible for paying their own proper legal costs in preparing the lease.
RATING ASSESSMENT:	Rateable value £ 6,200.00 (you may be eligible to small business rates relief or discounted rates subject to your own enquiries).
VIEWING AND FURTHER DETAILS:	Contact Jo Baldwin / Alison Lea of the Property Section. Telephone: 01782 742373 / 742375 joanne.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.