

TO LET
Business Relocation
8/9 Croft Road
Newcastle-under-Lyme
Staffordshire
ST5 0TW

Currently trading as a joinery workshop the existing business is relocating associated fixtures; fittings and equipment are available for purchase by separate negotiation directly with the tenant. Alternatively, the premises may be made available vacant, subject to agreement. Further details available upon request.

These units form part of an industrial development which is conveniently situated for Newcastle town centre and the Potteries, as well as outlying districts via the A34 and A500 trunk roads and the M6 motorway. The accommodation has proven popular both with small scale operations and for individuals wishing to set up in business.

ACCOMMODATION:	The unit comprises of: gross internal area 92.5 sq.m (995.67 sq.ft) (inclusive of Warehouse and WC)
RENT:	Asking rent £9,500 per annum exclusive, payable quarterly in advance.
TERMS:	Length of lease flexible. Full repairing terms. Vacant possession is available upon completion of the legal documentation.
SERVICES:	Mains electricity, water and drainage are available. N.B. Electrical installations have not been tested.
LEGAL COSTS:	The tenant will be responsible for paying the Council's property legal costs in preparing the lease.
RATING ASSESSMENT:	Rateable value - RV £8,300.00 (from April 2026) (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 Email: joanne.baldwin@newcastle-staffs.gov.uk – alison.lea@newcastle-staffs.gov.uk
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.

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