Property

Pre Register of Interest

Five Fantastic New Enterprise Units at North Street, Newcastle under Lyme, ST5 1BE

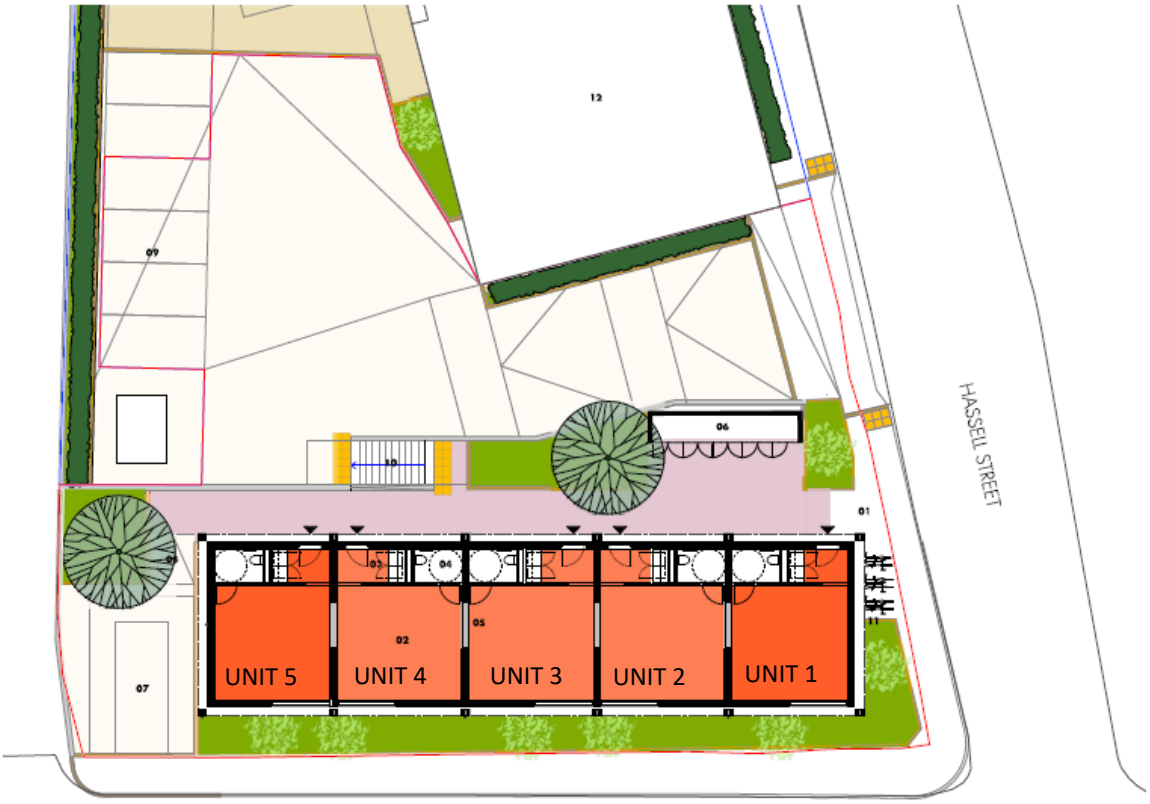
Benefiting from excellent communication links via the A34, close to the A500 and M6 links—these brand new purpose built units just off the Newcastle Town Centre ring road are due to be completed in January 2027 . Each unit has solar panels, air conditioning both hot and cold and individual fire alarms. For more information regarding the layout/design please see the planning application

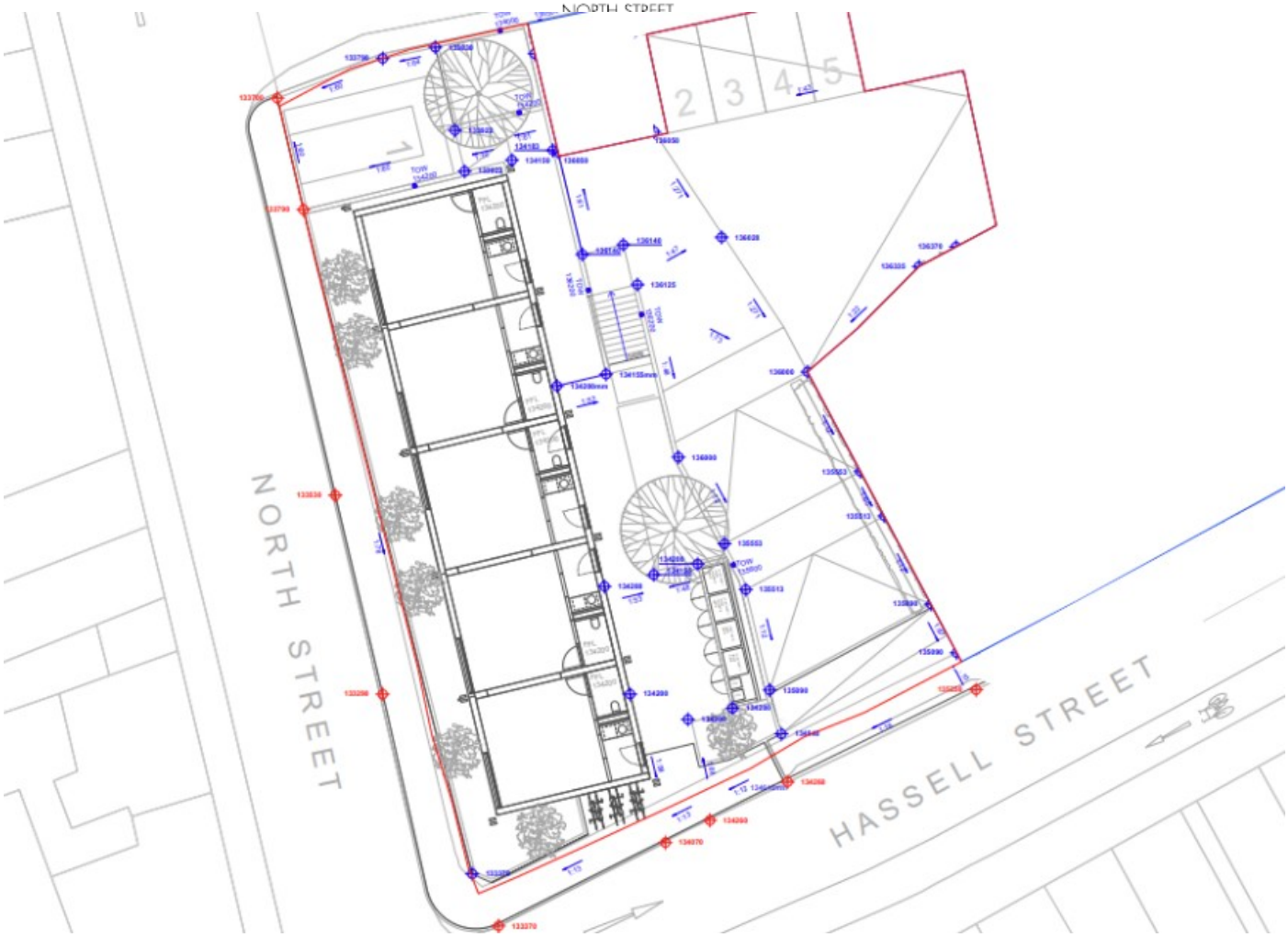


ACCOMMODATION:	Units 1 and 5 comprises - 36.43 sq. m (392 sq .ft) - Workshop, Kitchenette, Store and WC Units 2, 3 and 4 comprises – 38.42 sq. m (413 sq .ft) - Workshop, Kitchenette, Store and WC Unit 5 has the benefit of an adjacent car parking space and an EV charger. Units 1—4 will each be allocated one car parking space on the adjacent car park
RENT:	Unit 1 - £4,900 per annum exclusive and units 2, 3 and 4 - £5,200 per annum exclusive, Unit 5 - £5,100 ,per annum exclusive plus service charge, payable quarterly in advance. **VAT will be payable on rents and service charge.**
TERMS:	Normal commercial terms are applicable — multiples of either 3 or 5 years leases
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 TBC Rates payable TBC
To re-register your interest, please complete the pre-application form stating which unit you are interested in:	Contact Jo Baldwin or Alison Lea of the Property Section for more information. Telephone: 01782 742373 or 01782 742375 Please Email the completed pre-application form to: joanne.baldwin@newcastle-staffs.gov.uk alison.lea@newcastle-staffs.gov.uk

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.


HASSELL STREET
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1


NORTH STREET
HASSELL STREET