

TOWN CENTRE SHOP TO LET

39 Winpenny Road
Parkhouse Industrial Estate (East)
Newcastle-under-Lyme
Staffordshire
ST5 7RH

Benefiting from excellent communication links via the A34 and A500 trunk roads and the M6 motorway, this unit is situated on the Parkhouse Industrial Estate which is approximately 3 miles north of Newcastle town centre, and forms a premier industrial location in North Staffordshire

ACCOMMODATION:	Unit Size 65.96 sq.m (710 sq.ft) Office area, Washroom and WC.
RENT:	£5,680 per annum exclusive, payable quarterly in advance.
TERMS:	Length of lease flexible on full repairing terms. Vacant possession is available upon 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 £3900.00 Rates payable £1996.80 (2021/2022)
VIEWING AND FURTHER DETAILS:	Contact Jean Williams or Jo Baldwin of the Property Section. Telephone: 01782 742375 or 01782 742373 jean.williams@newcastle-staffs.gov.uk or joanne.baldwin@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 – Commercial Development & Economic Growth for 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.