

**Prime Leisure Unit to Let**  
Next to Vue Cinema  
Unit 5, Lymelight Boulevard,  
Newcastle-under-Lyme, Staffordshire, ST5 1PT



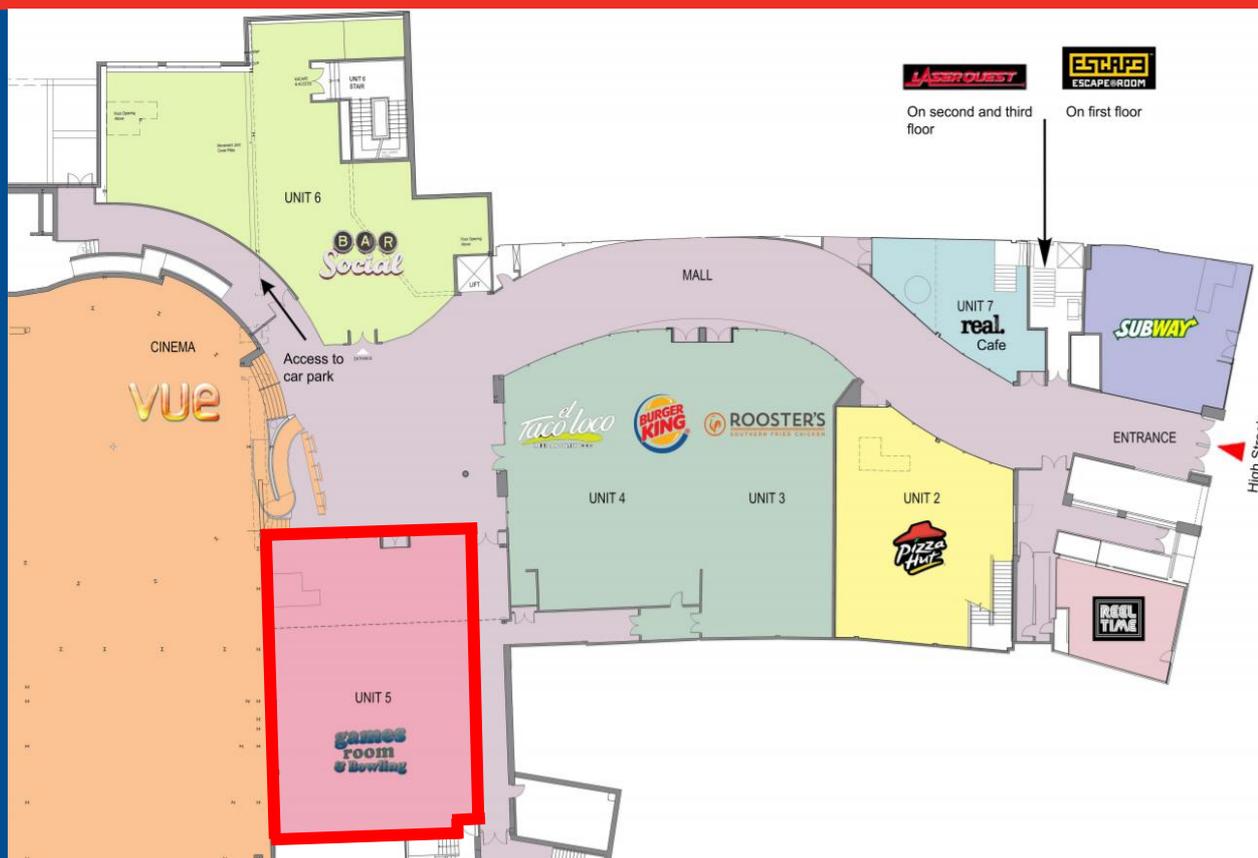
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# Unit 5, Lymelight Boulevard, Newcastle-under-Lyme, Staffordshire



## Location

Unit 5 is located within the Lymelight Boulevard leisure scheme, the principal leisure location within Newcastle-under-Lyme. The centre is anchored by an eight screen Vue Cinema. Other occupiers include Pizza Hut, Bar Social Tap & Gin Bar, Subway, Burger King, Roosters, el Taco loco and Real Café. There is also a Laser Quest and Escape Room. The complex includes a multi-storey car park. Newcastle-under-Lyme has a population of 75,125 and a district (borough) population of 123,900 (2011 Census).

## Description

The unit is located immediately adjacent to the Vue Cinema entrance and has the following approximate gross internal areas:

Ground floor:	273.5 sq m	2,944 sq ft
First floor:	263.9 sq m	2,840 sq ft
Total	537.4 sq m	5,784 sq ft

(NB. floor areas subject to on-site verification)

## Tenure

Leasehold on terms to be agreed (subject to vacant possession).

## Rent

£55,000 per annum exclusive.

## EPC and Service Charge

The unit has an Energy Performance Asset Rating: B  
Service charge details on application.

## Business Rates

Rateable Value (2017): £65,500

Rates payable 2017/18: £29,037.54 (advised by local authority)

It is recommended that interested parties also make their own enquiries with the local rating authority on 01782 717717.

(NB. Interested parties are to satisfy themselves with respect to planning)

## Viewing

Strictly by arrangement via:

**Richard Lucas Property Consultants Ltd** 0161 241 7998  
info@richardlucas.co.uk

Subject to Contract



Centurion House, 129 Deansgate, Manchester, M3 3WR

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