

**Prime Leisure Units to Let**  
Close to Vue Cinema  
Units 3 and 4, Lymelight Boulevard,  
Newcastle-under-Lyme, Staffordshire, ST5 1PT



\*Units can be let individually or combined

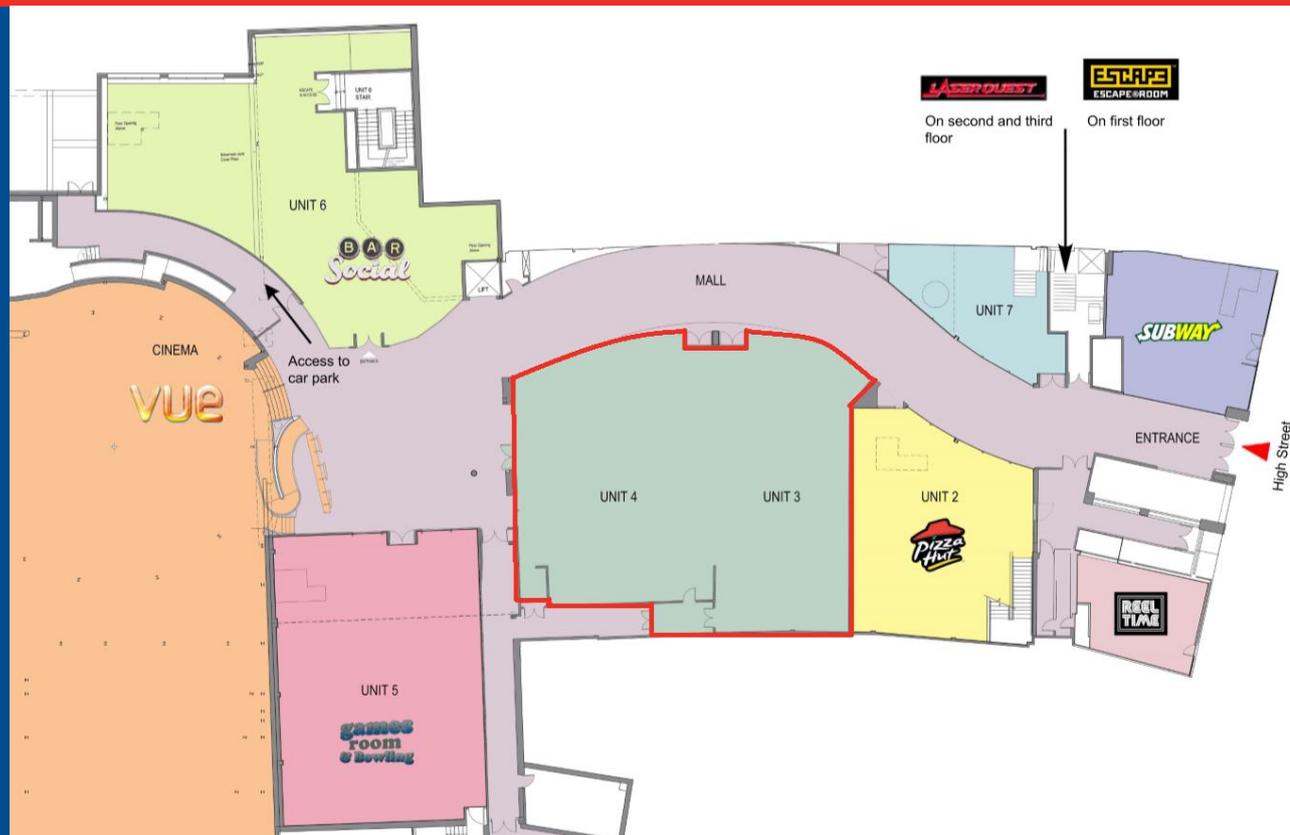
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# Units 3 and 4, Lymelight Boulevard, Newcastle-under-Lyme, Staffordshire



## Location

Units 3 and 4 are located within the Lymelight Boulevard, the principal leisure scheme 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, Games Room with mini bowling, 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 units, which are located adjacent to Pizza Hut, have the following approximate gross internal areas:

**Unit 3:** Ground floor; 1,980 sq ft (184 sq m) first floor; 1,509 sq ft (140.2 sq m) - total; 3,489 sq ft (324.2 sq m)

**Unit 4:** Ground floor; 2,493 sq ft (231.6 sq m) first floor; 2,198 sq ft (204.2 sq m) - total; 4,691 sq ft (435.8 sq m)

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

## Tenure

Leasehold on terms to be agreed.

## Rent

Rents on application.

## EPC and Service Charge

The units have the following Energy Performance Asset Ratings: Unit 3 – C Unit 4 – B  
Service charge details on application.

## Business Rates

The business rates are currently assessed on the basis of Units 3 and 4 combined. If the units are let separately a new assessment will be required. It is recommended that interested parties make their own enquiries with the local rating authority on 01782 717717.

## 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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