

Prime Retail/Leisure Unit to Let

Unit 8, Lymelight Boulevard,
98-104 High Street, Newcastle-under-Lyme, ST5 1PT



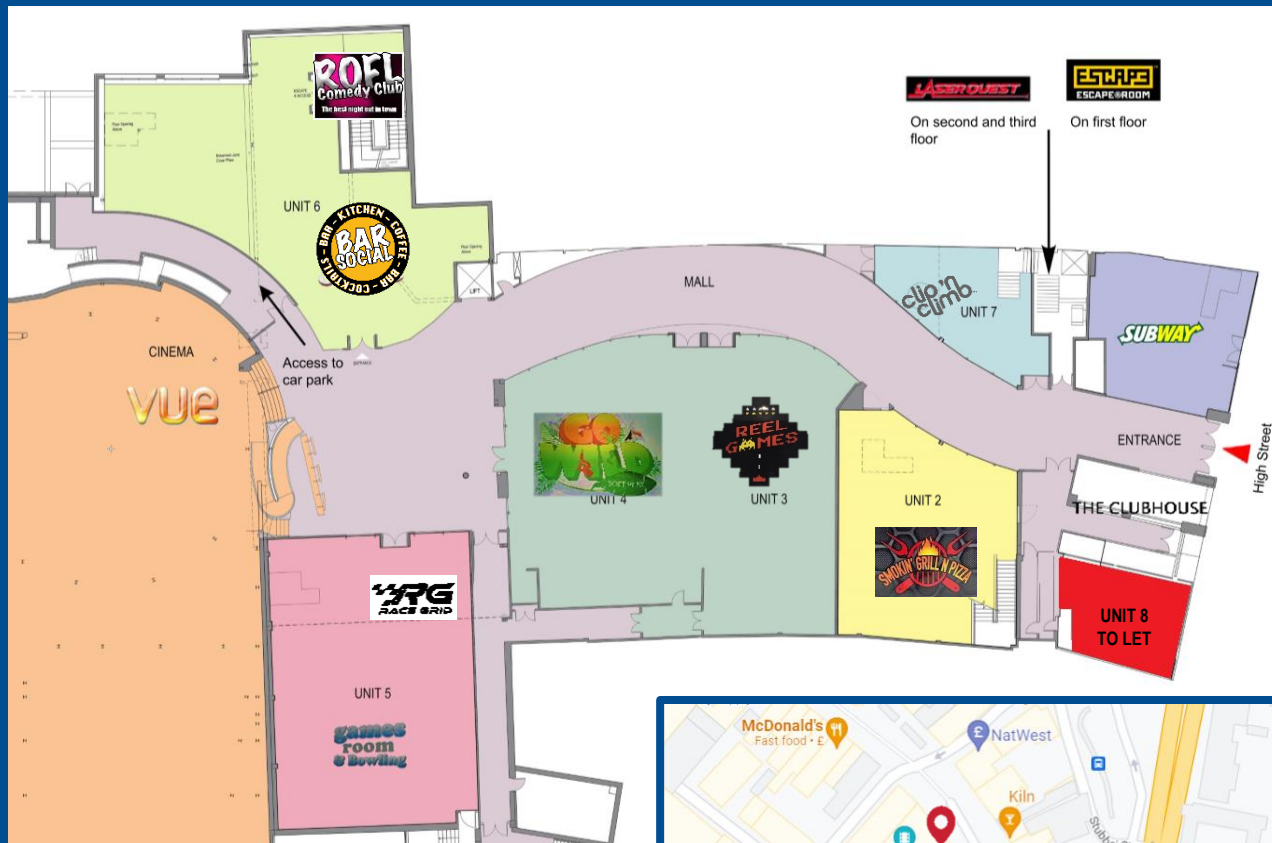
richard lucas property consultants

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Unit 8, Lymelight Boulevard, Newcastle-under-Lyme, Staffordshire



Location

Unit 8 occupies a prominent location in the High Street, in the heart of Newcastle-under-Lyme. The unit forms part of the Lymelight Boulevard, the principal leisure scheme in the town, anchored by an eight screen Vue Cinema. Other occupiers include Bar Social, ROFL Comedy Club, Smokin' Grill N Pizza, Subway, Go Wild Soft Play, Reel Games, Pool Room with mini bowling, Race Grid VR, Clip 'n Climb, Laser Quest, Escape Room and The Clubhouse Crazy Golf. The complex includes a multi-storey car park. Newcastle-under-Lyme has a population of 75,082 and district/borough population of 123,800 (2011 Census).

Description

The unit has the following approximate net internal areas:

Ground floor - sales area:	600 sq ft	55.75 sq m
Ground floor - storage room:	49 sq ft	4.55 sq m
Basement storage*:	184 sq ft	17.09 sq m
Total:	833 sq ft	77.39 sq m

*plus WCs in basement area

Tenure

Leasehold on terms to be agreed.

Rent

£15,000 per annum exclusive.

EPC and Service Charge

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

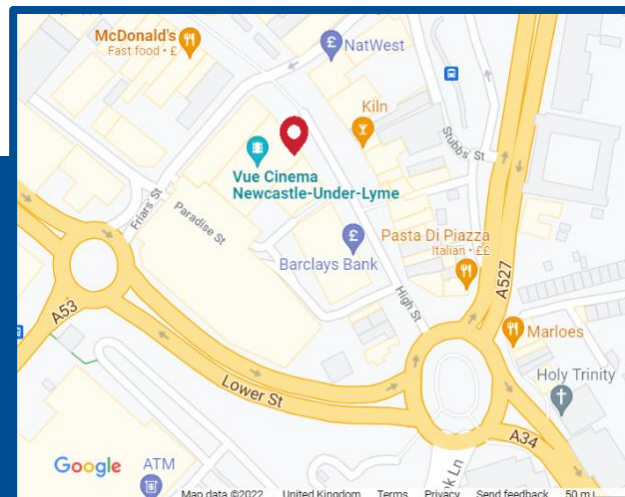
Business Rates

Rateable Value (2017): £17,750

It is recommended that interested parties make their own enquiries with the local rating authority to check the assessment and the rates payable by calling 01782 717717.

Planning

It is the responsibility of the interested party to satisfy themselves that the appropriate planning consent is in place prior to committing to a new lease.



Viewing

Strictly by arrangement via:



Centurion House, 129 Deansgate, Manchester, M3 3WR

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