

**Prime Leisure Unit to Let**  
Close to Vue Cinema  
Unit 7, Lymelight Boulevard,  
Newcastle-under-Lyme, Staffordshire, ST5 1PT



...unit located opposite Pizza Hut

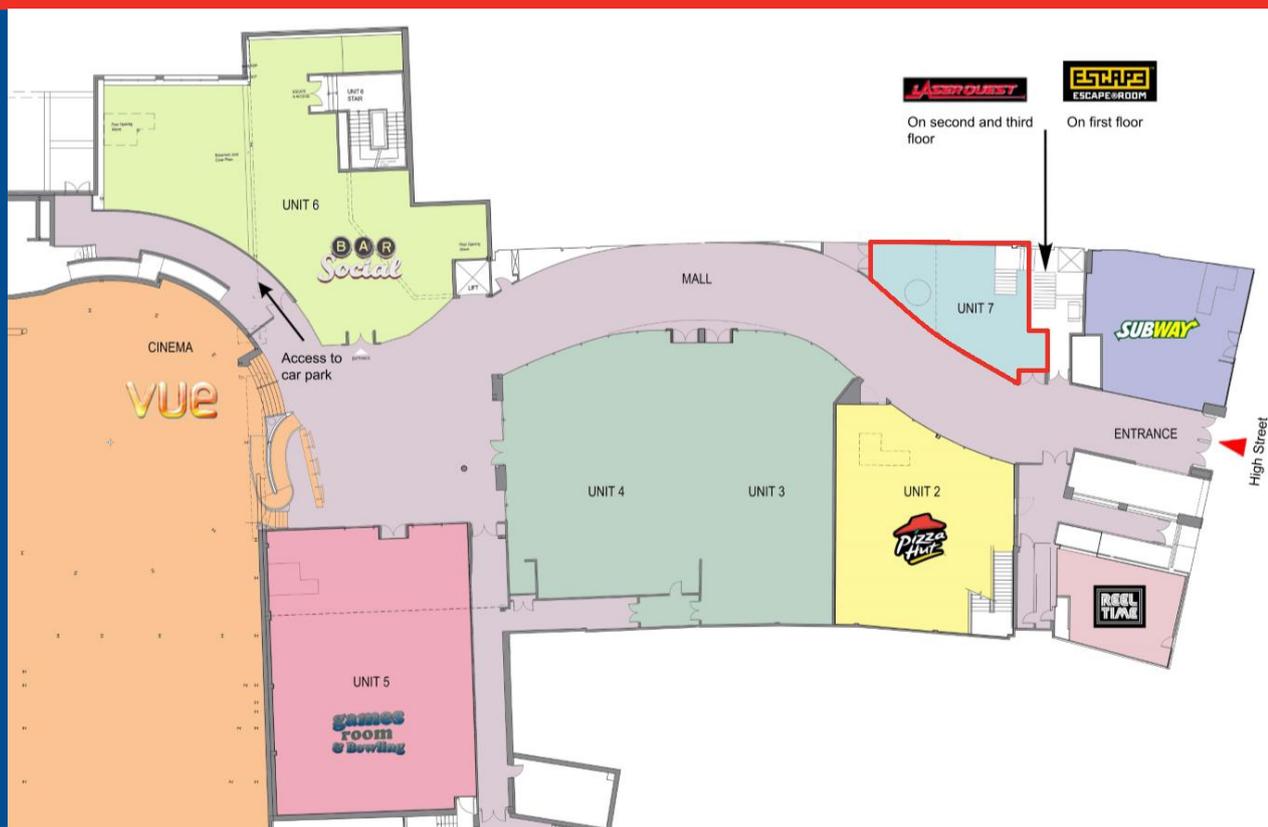
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# Unit 7, Lymelight Boulevard, Newcastle-under-Lyme, Staffordshire



## Location

Unit 7 is 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 unit is located near to the entrance with High Street, opposite Pizza Hut and close to Subway and has the following approximate gross internal areas:

Ground floor:	812 sq ft	75.5 sq m
First floor:	362 sq ft	33.6 sq m
Total:	1,174 sq ft	109.1 sq m

## Tenure

Leasehold on terms to be agreed.

## Rent

£18,000 per annum exclusive.

## EPC and Service Charge

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

## Business Rates

Rateable Value (2017): £14,500

Rates payable 2018/19: £6,960 (advised by local authority)

It is recommended that interested parties also 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



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