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L u c a s

property consultants

**Prime Leisure Unit to Let**  
**Close to Vue Cinema**  
Unit 2, Lymelight Boulevard,  
Newcastle-under-Lyme, Staffordshire, ST5 1PT



*...fully fitted former Pizza Hut unit*

richard lucas property consultants

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# Unit 2, Lymelight Boulevard, Newcastle-under-Lyme, Staffordshire



## Location

Unit 2 occupies a prominent position within the Lymelight Boulevard, the principal leisure scheme within Newcastle-under-Lyme, anchored by an eight screen Vue Cinema. Other occupiers in the development include Bar Social, ROFL Comedy Club, Subway, Clip 'n Climb, Go Wild Soft Play, Reel Games, Pool Room with mini bowling, Race Grid VR, 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, a fully fitted former Pizza Hut restaurant, is located opposite Clip 'n Climb and adjacent to Reel Games & Go Wild, and has the following approximate gross internal areas:

Ground floor:	1,875 sq ft	174.2 sq m
First floor:	1,897 sq ft	176.2 sq m
Total:	3,772 sq ft	350.4 sq m

*\*floor areas taken from architect's plans and subject to verification*

## Tenure

Leasehold on terms to be agreed.

## Rent

On application.

## EPC and Service Charge

The unit has an Energy Performance Asset Rating: E 112  
Service charge details on application.

## Business Rates

Rateable Value (2017): £45,500

It is recommended that interested parties make their own enquiries with the local rating authority to check the assessment and rates payable (including any rates relief that may be available) 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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