

NEWCASTLE- UNDER-LYME

76 High Street

TO LET

Location

The property is located in the historic prime pitch of High Street. Multiple occupiers nearby include **McDonalds, The Works, Select, HSBC, Poundland** and numerous local and regional retailers.

Lease

The premises are available by way of a new Full Repairing and Insuring lease.

Rent

£38,000 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (2023 draft) £44,250

Interested parties are advised to make their own enquiries with the local authority.

EPC

C58

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



Accommodation

| | | |
|---------------------------|-------------------|------------------|
| Internal Width (front) | 24' 10" | 7.58 m |
| Built Depth | 122' 8" | 37.40 m |
| Ground Floor Sales | 2,621 sqft | 243.5 sqm |
| Ground Floor Ancil. | 200 sqft | 18.60 sqm |
| First Floor | 2,703 sqft | 251.10 sqm |
| Second Floor | 1,286 sqft | 119.50 sqm |
| Basement | 449 sqft | 41.70 sqm |

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Viewing

Strictly by appointment via the sole agents:

Dan Oliver dan@emanueloliver.com

07816 526089



50 metres
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