



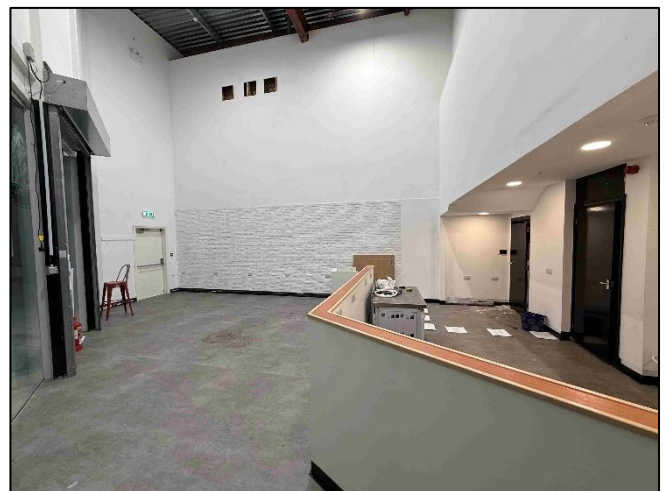
RORY MACK

ASSOCIATES

**UNIT 7 LYMELIGHT BOULEVARD,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1PT**

**TO LET
£9,950 PAX**

- Prime town centre retail premises
- Sales area of 755 sq ft
- Located within a large leisure complex with high footfall leading to the cinema
- Available for immediate occupation via new lease
- EPC: D (82)



UNIT 7 LYMELIGHT BOULEVARD

NEWCASTLE-UNDER-LYME

ST5 1PT

GENERAL DESCRIPTION

A unique opportunity to rent a modern retail unit located within Lymelight Boulevard, an indoor leisure complex housing multiple units including Vue Cinema and The Clubhouse. The unit is located at the front of the building next door to Subway and near to the High Street entrance. The unit is presented as a 'white boxed' shell and benefits from a fully glazed frontage. The site is a blend of food, entertainment and leisure with a high level of activity, especially at weekends. The unit has previously been used as a climbing centre and hair salon but could be used for leisure, café, retail or professional offices (STP). Lymelight Boulevard has shared toilet facilities and unit 7 will have a DDA compliant or standard toilet cubicle added should the ingoing tenant require one.

LOCATION

Lymelight Boulevard is open daily from 8am until 11pm and has its own 300 space multi-storey car park at the rear with indoor access via stairs and lifts. The site is located in the centre of Newcastle-under-Lyme town and is a short walk from the bus station and numerous taxi ranks. The building is located on a pedestrianised street which is home to the outdoor market on certain days throughout the week.

ACCOMMODATION

Ground Floor

Sales area: 755 sq ft

Total NIA 755 sq ft

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a Full Repairing and Insuring Lease by way of Service Charge for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.

BUSINESS RATES

Rateable value £11,750

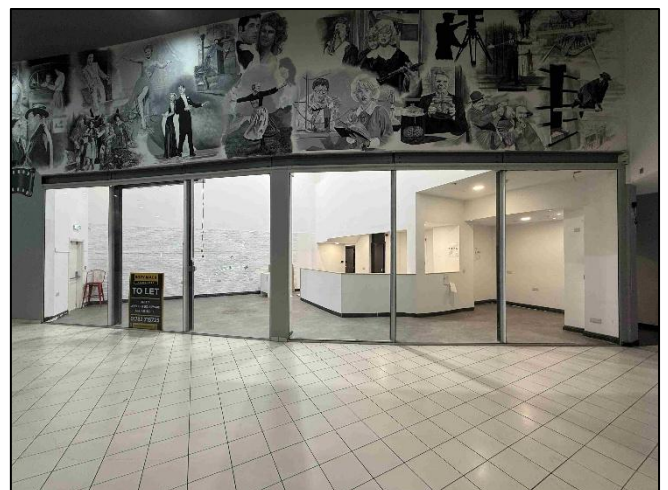
Rates payable £4,488.50 pa (26/27)

Rates payable calculated assuming the use is retail, hospitality or leisure.

Note: If you qualify for Small Business Rates Relief you should be entitled to a rates payable reduction.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

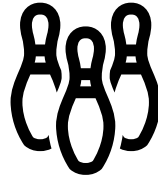


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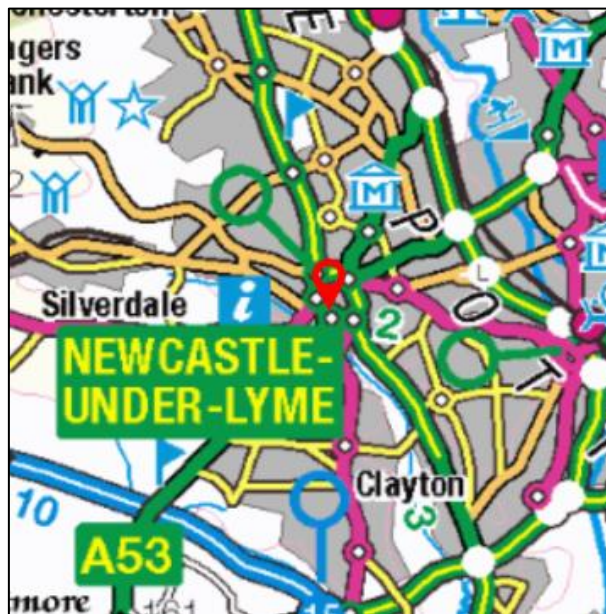
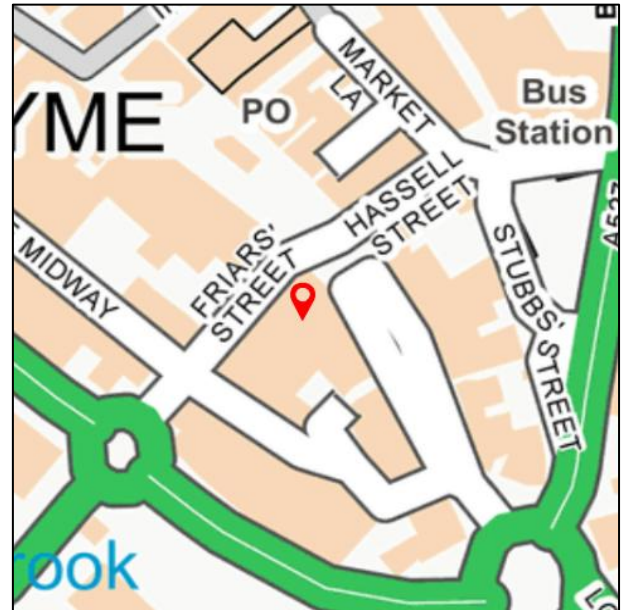
NEIGHBOURING UNITS WITHIN THE COMPLEX – Newcastle under Lyme's premier destination for leisure including, Lymelight Lanes, Vue Cinema, Break Free Escape Rooms, Laser Quest, Go Wild Soft Play and Café and ample, secure & safe car parking.



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NEWCASTLE-UNDER-LYME

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements