

# Property



## TO LET

**11 Lancaster Building**  
Newcastle-under-Lyme  
Staffordshire  
ST5 1PG

Newcastle is an attractive market town. These prominent retail premises occupy a prime position in the main pedestrianised area of the town. Nearby retailers include New Look, Holland & Barrett and Boots.

- ACCOMMODATION:** Ground Floor: 52.58 sqm (566 sq.ft). Basement: 29.73 sqm (320 sq.ft), store.
- RENT:** £8,750 per annum plus service charge
- TERMS:** Internal repairing lease. Length of lease can be flexible. Vacant possession is available on completion of the legal documentation.
- SERVICES:** Mains electricity, water and drainage are available.  
N.B. Electrical installations have not been tested.
- LEGAL COSTS:** The tenant will be responsible for paying the Council's proper legal costs in preparing the lease.
- RATING ASSESSMENT:** Rateable value - £8500  
Rates payable (2023/2024) - £4352.
- VIEWING AND FURTHER DETAILS:** Contact Jean Williams or Jo Baldwin of the Property Section.  
Telephone: 01782 742375 or 01782 742373. Email:  
[jean.williams@newcastle-staffs.gov.uk](mailto:jean.williams@newcastle-staffs.gov.uk) or  
[joanne.baldwin@newcastle-staffs.gov.uk](mailto:joanne.baldwin@newcastle-staffs.gov.uk)
- NOTE:** Please check availability prior to making a formal offer.  
This property is subject to a BID levy and interested parties should make their own enquiries.

In the event of any officer of the Council supplying any further information or expressing any opinion, whether oral or in writing, such information or expression is to be treated as having been given on the same basis as these particulars.

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