



**CORNER HOUSE, 20 LAD LANE,  
NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 1RE**

**TO LET  
£7,000 PAX**

- Prime location retail/office unit next door to Café Nero
- Total NIA of 350 sq ft plus WC and cellar for storage
- Adjacent to the York Place redevelopment, (to be completed end of 2025)
- EPC: D (91)





**20 LAD LANE**

**NEWCASTLE-UNDER-LYME**

**ST5 1RE**

### GENERAL DESCRIPTION

A well presented retail/office unit in the middle of the pedestrianised town centre of Newcastle-under-Lyme.

The property is surrounded by national retailers and located next door to York Place which is being redeveloped by Capital & Centric to create 52 apartments, new commercial units and public realm space. This investment will have a positive effect on the location with a huge increase in footfall expected upon its completion. The property comprises an open plan ground floor sales area, with two large windows allowing natural light into the property. There is a cellar under the unit which houses the WC and two rooms of storage. The premises benefits from laminate flooring and roller shutters on the outside of the windows.

Note: the rent is being offered at a reduced rate of £7,000 for the first year and will be stepped by £500 in the second and again in the third.

### LOCATION

The property occupies a prominent position on Lad Lane just off the Ironmarket in Newcastle-under-Lyme. The unit sides onto the former York Place and will be part of the link between the new development and the old town centre. Lad Lane is suitably located for the new multi-storey car park around 2 minutes' walk away.

### SERVICES

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

### VAT

The rent is not subject to VAT

### EPC

Band D (91)

### TENURE

Available by way of a new Internal Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years. The tenant will be responsible for the fee of £300 plus VAT for the preparation of the lease.

### BUSINESS RATES

Rateable value                      £7,000  
Rates payable                      £3,492 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

### ACCOMMODATION

#### Ground Floor

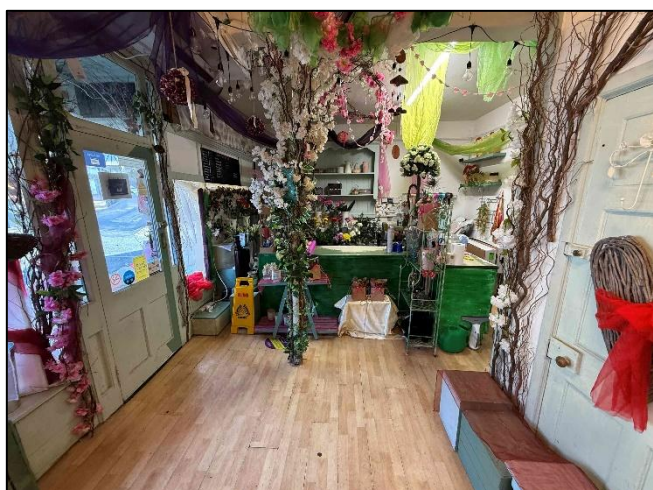
Sales                                              350 sq ft

#### Basement

Storage                                              233 sq ft  
WC                                                      --

### ANTI MONEY LAUNDERING REGULATIONS

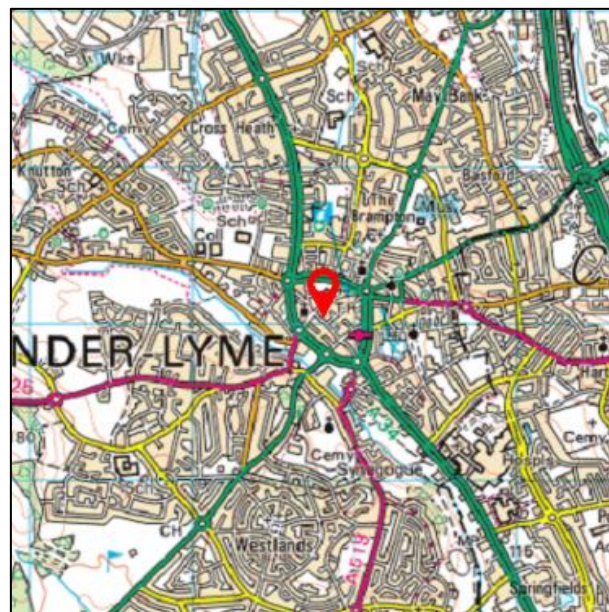
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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NEWCASTLE-UNDER-LYME

ST5 1RE



#### OFFICE

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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