

Unit 6 Lymelight Boulevard, Newcastle-under-Lyme, ST5 1PT



Fitted Bar/ Pub To Lease
7,371 sq ft



Location

Lymelight Boulevard, situated in the centre of Newcastle-under-Lyme, Staffordshire, is a premier leisure destination offering range of entertainment and dining options.

The scheme is anchored by an 8-screen Vue, in a state-of-the-art cinema that has recently renewed its lease. The scheme's c.300 space car park serves as the primary town centre car park.

Surrounding the scheme are a mix of restaurants, shops and pubs/bars serving the local community.

Positioned within the town centre, it enjoys excellent accessibility and visibility. It is conveniently located near major transport links, including local bus routes and the A34, providing easy access from surrounding areas.

Accommodation

Area	Sq m	Sq ft
Ground Floor	301.8	3,249
Mezzanine	383.0	4,123
Total	684.8	7,371

The property has a fully glazed frontage and has been recently been fitted as a bar to a high specification. It trades from two levels each with a bar. There is a fully fitted trade kitchen, beer cold room, and customer toilets on the first floor. It is in the main mall adjacent to Vue.

Terms

Available upon request

Lease

New effective full repairing and insuring lease on terms to be agreed.

Use

Sui Generis – Drinking Establishment, all other uses will be considered.

Rates

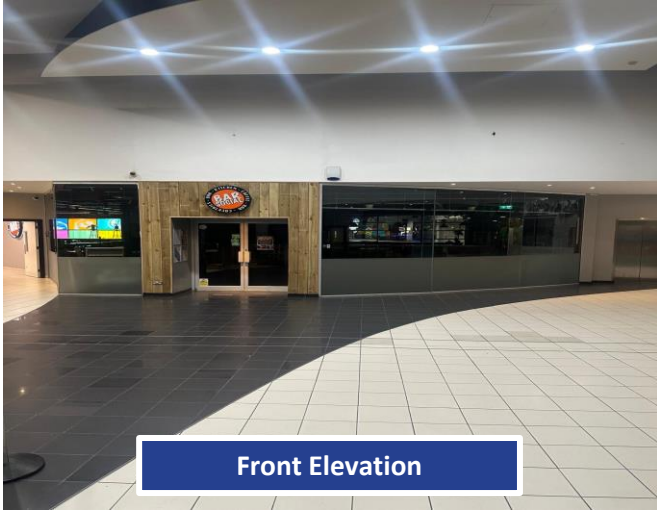
We have been advised by the local authority that the premises are assessed for rating purposes as follows

Ratable Value	47,500
UBR (2023/24)	49.9p
Rates Payable	£23,703

Interested parties are advised to make their own enquiries to the Local Authority.

EPC

Available upon request



Front Elevation



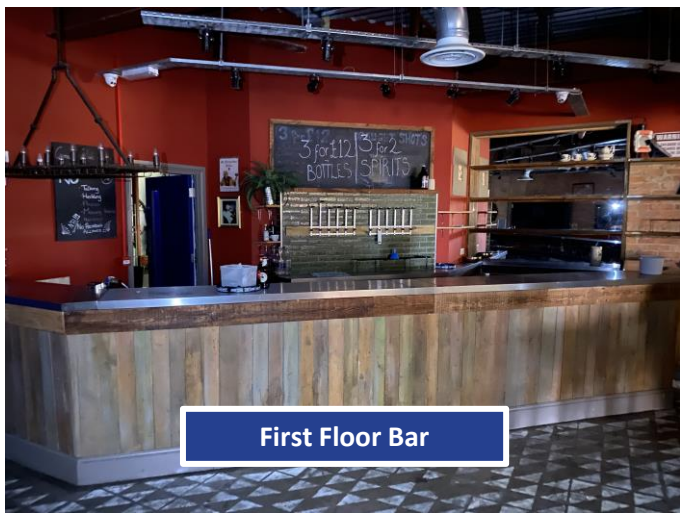
Ground Floor Trading Space



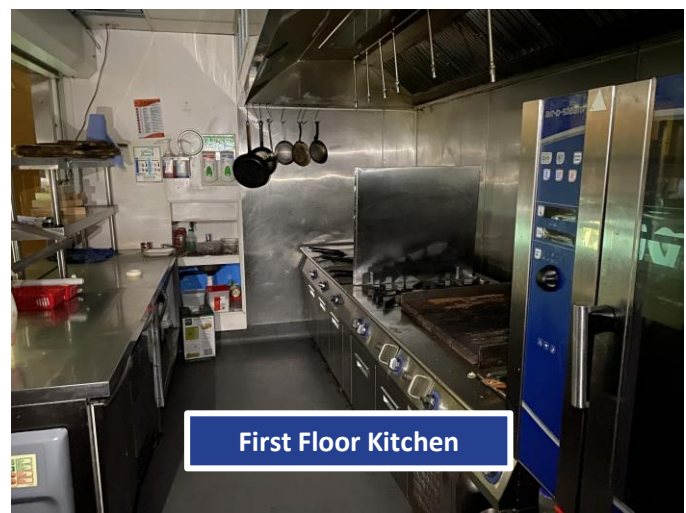
Ground Floor Trading Space



First Floor Trading Space



First Floor Bar

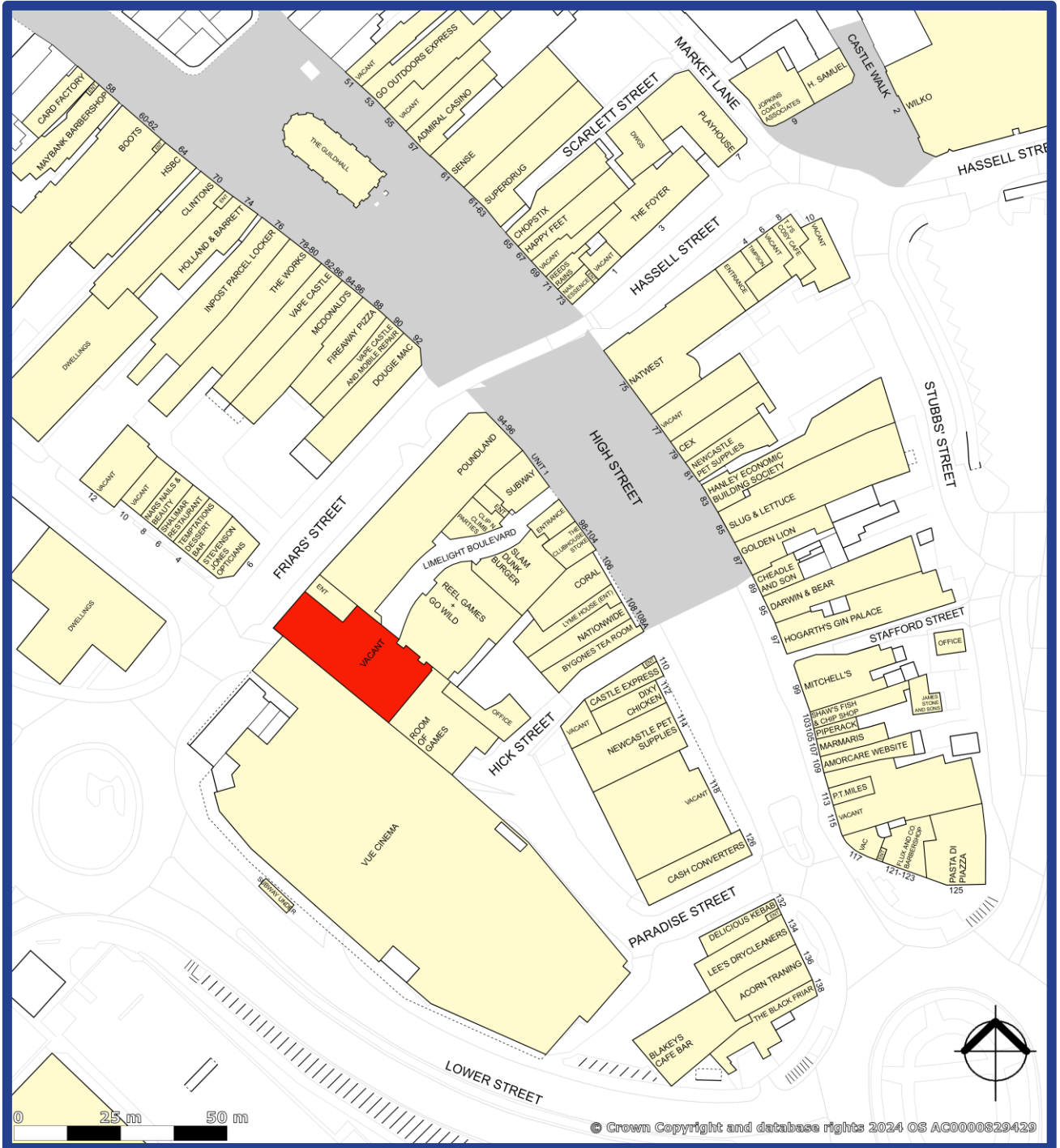


First Floor Kitchen

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Indicative Boundary



Ready to talk?
Appointments to view
must be arranged via sole
agents Colliers:

Beth Lowe
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beth.lowe@colliers.com

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