

Unit 2 Lymelight Boulevard, Newcastle-under-Lyme, ST5 1PT



Fitted Restaurant- To Lease
2,550 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.

Area	Sq m	Sq ft
Ground Floor	122.3	1,316
Mezzanine	114.5	1,234
Total	236.8	2,550

Description

The property is fitted to a restaurant specification with a partly fitted kitchen, bar, and customers toilets. The trading space is located on the ground floor which benefits a fully glazed frontage that faces the mall near the entrance of the scheme.

Terms

Available upon request

Lease

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

Use

Class E – All uses within Class E will be considered.

Rates

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

Ratable Value	£36,750
UBR (2023/24)	49.9p
Rates Payable	£18,338

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

EPC

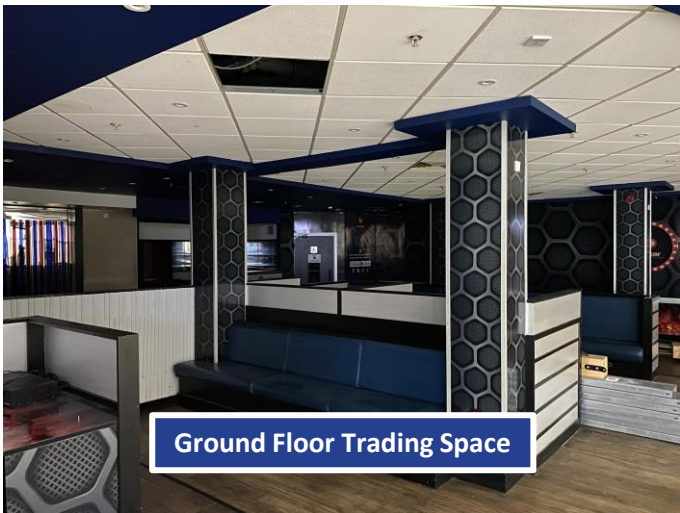
Available upon request



Front Elevation



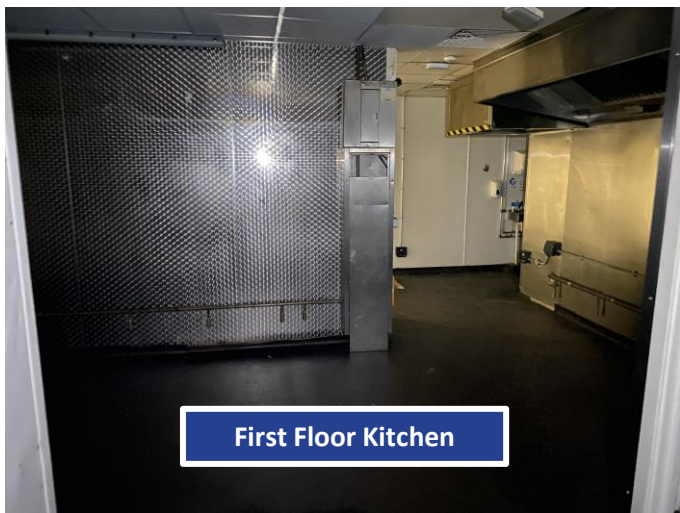
Ground Floor Trading Space



Ground Floor Trading Space



Ground Floor Bar



First Floor Kitchen

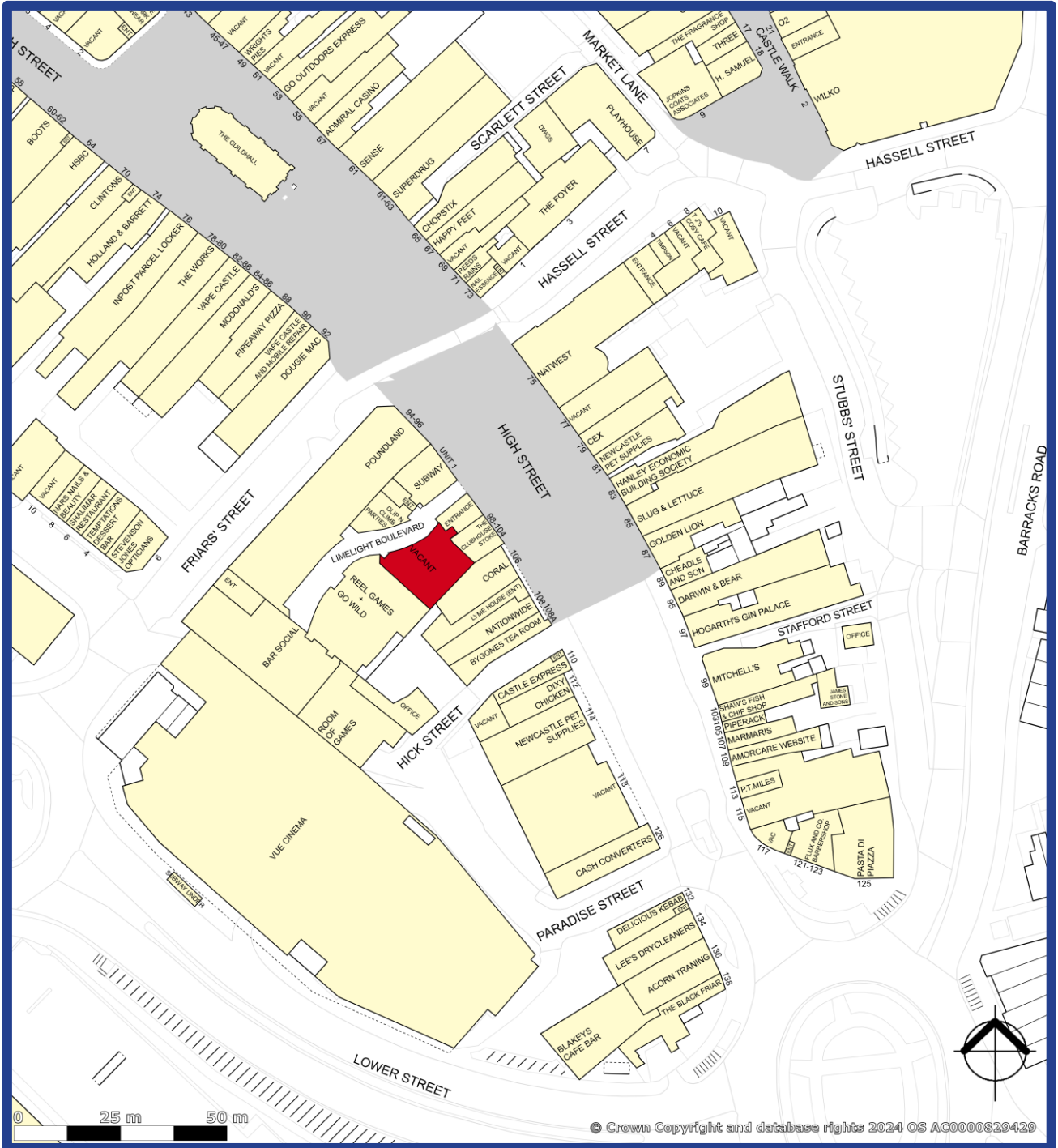


First Floor Kitchen

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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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