

RETAIL UNIT

TO LET

GAVINBLACK
— & PARTNERS —



5 BIGG MARKET, NEWCASTLE UPON TYNE, NE1 1UN

- Ground Floor Sales 139.30 m² (1499 ft²)
- First Floor Ancillary 23.49 m² (253ft²)
- Forming part of the main city centre retail and leisure area

CONTACT

Martyn Collins
martyn@gavinblack.co.uk

184 Portland Road, Jesmond, Newcastle upon Tyne, NE2 1DJ (0191) 230 2777

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LOCATION

Located in the heart of the city centre. Bigg Market links Grainger Street with Mosley Street. The area is characterised by retail and leisure uses.

Occupiers in close proximity include Holland and Barrett, Finlays and William Hill. Leisure occupiers include Pizza Hut, City Vaults, KFC, Blue Bamboo and the Bee Hive.

DESCRIPTION

The property comprises the ground floor and part of the first floor of a Victorian, mid-terraced building.

The accommodation consists of open plan sales space with office/storage and staff facilities at the rear. In addition, there is a storage facility at first floor level.

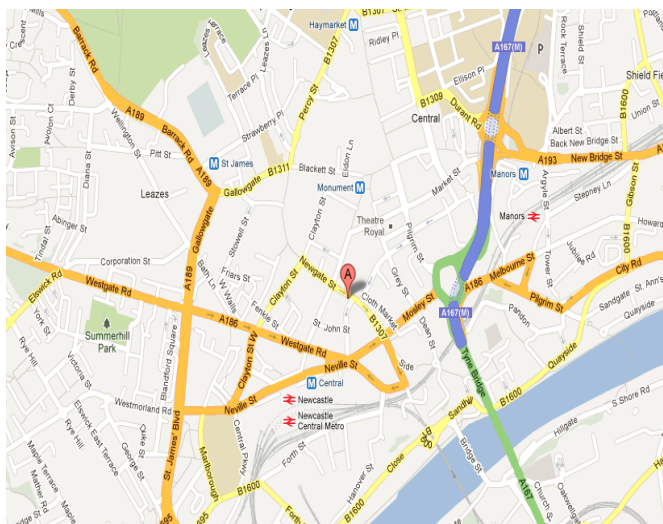
ACCOMMODATION

The net internal areas are as follows:

	m ²	ft ²
Sales	139.30	1,499
First Floor	23.49	253
Total:	162.79	1,752

PLANNING

We understand that the property has a Class A1 (retail) consent. Interested parties should make their own enquiries of Newcastle City Council (0191 232 8520).



RATING ASSESSMENT

According to the Valuation Office Agency website the property has a Rateable Value of £33,000.

Interested parties should make their own enquiries in respect of the rates payable.

SERVICE CHARGE

A service charge is payable which covers the landlord's costs in maintaining the structural elements of the property and insurance.

LEASE / RENT

The property is available by way of a new lease at an initial rental of £30,000 per annum.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

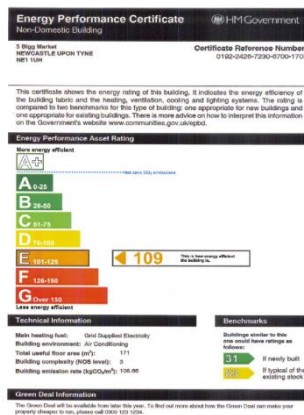
Each party is to be responsible for their own costs in the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agents Gavin Black & Partners.



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.