

TO LET

City Centre Retail

**johnson
tucker**

chartered surveyors & property consultants

**4 Newgate Street
Newcastle upon Tyne
Tyne & Wear
NE1 5RG**



- Prominent city centre location within Newcastle's Grainger Town
- Ground floor retail unit with basement storage
- Nearby occupiers include Greggs, Dicksons and McDonalds
- Located opposite the new Newgate Shopping Centre development
- Ground floor retail space: 169.2 sq m (1,821 sq ft)
- Asking Rent: £57,500 per annum



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LOCATION

The property is located in a prominent position on Newgate Street, close to the inter-section with Grainger Street. The location is very accessible by public transport with both Newcastle Central Station and Metro Stations within 5 minutes' walk, whilst Newgate Street is one of the main bus routes through the city. Opposite the property is the redeveloped Newgate Centre comprising of student accommodation, a four star hotel and retail / leisure or restaurant space. To the west of the property is The Gate Leisure complex whilst to the east is the Bigg Market. Also in immediate proximity is the Debenhams entrance to Intu Eldon Square; Newcastle's premier shopping centre, providing 1.6 million sq ft of retail.

DESCRIPTION

The property provides clear ground floor retail space with the benefit of substantial basement storage. There is a large glazed shop front on to Newgate Street whilst internally there is air conditioning.

ACCOMMODATION

| | | |
|----------------|------------|---------------|
| Ground Floor – | 169.2 sq m | (1,821 sq ft) |
| Basement – | 48.7 sq m | (524 sq ft) |

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £57,500 per annum (exclusive). All other terms are to be agreed by negotiation.

EPC

The property has an energy performance certificate rating of D100.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop & Premises: £44,000

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

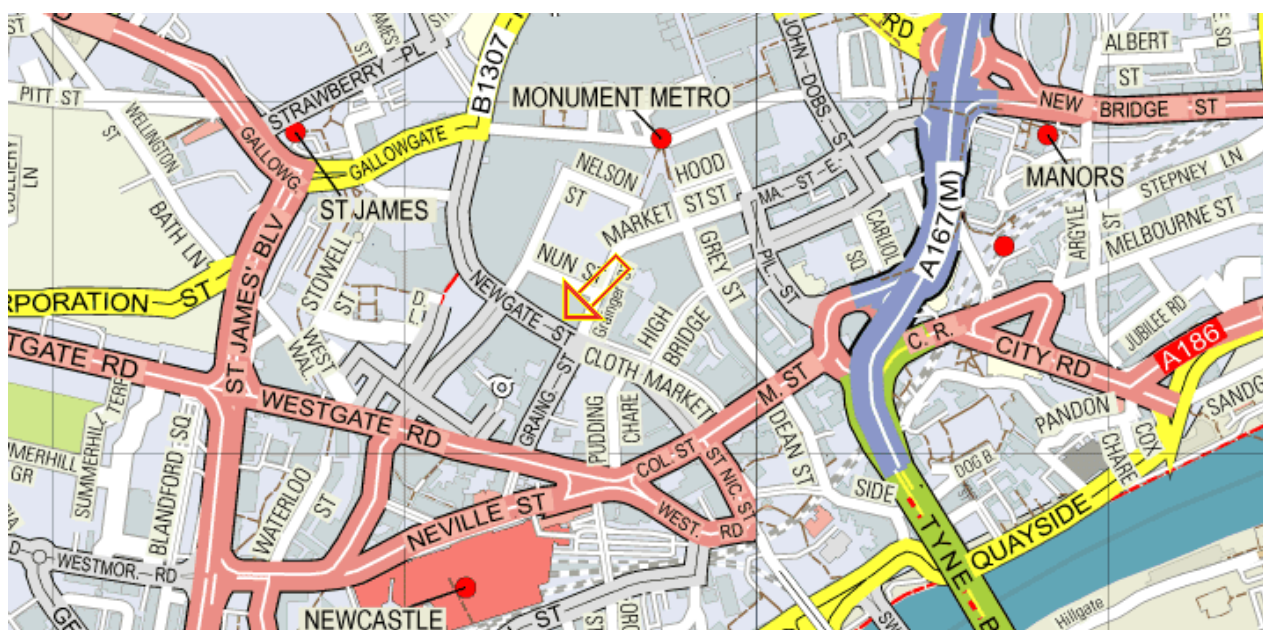
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or
kristians@johnsontucker.co.uk

Alternatively please contact Dan Turner at our joint agents
@Retail – 0191 280 4237 / dan@atretail.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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