

To Let on Competitive Terms **Rates and Service Charge Only** Prime Unit at Entrance to High Quality Retail Scheme 7-8 Eldon Garden Shopping Centre Newcastle NE1 7RA



LOCATION

Eldon Garden is an exclusive and niche shopping centre located in the heart of Newcastle which links directly into prime Eldon Square. The scheme contains an eclectic mix of both national & local quality retailers including, Bravissimo, Daniel Shoes, The Garden Kitchen by Sambuca, Y Salon, The Pen Shop, Kamran's Barbers, plus a new model shop, sportswear shop and Bravissimo. The scheme has direct access into a well-used 500 space multi storey car park.

The accommodation is situated at the main entrance to the Eldon Garden retail complex with frontage to both Eldon Square and Eldon Garden. Other occupiers in close proximity include John Lewis, Vodafone, Swarovski, L'Occitane, Thomas Sabo & Skechers.

ACCOMMODATION / DESCRIPTION

The property has a prominent corner position with an extensive glazed frontage with main access from the Eldon Garden Mall and provides the following dimensions & floor areas:

Gross frontage to Eldon Square	3.84m	(12'7")
Gross frontage to Eldon Garden	22.72m	(74'6")
Sales area	173 sq m	(1862 sq ft)

LEASE TERMS

The property is to be made available by way of a new lease for a term to be agreed of minimum length 6 months and maximum 3 years. The lease will incorporate mutual breaks throughout the term from 6 months onwards. **No rent chargeable.**



SERVICE CHARGE & INSURANCE

The current annual service charge for the unit is **£26,572 pa.** Building insurance premium to be confirmed.

BUSINESS RATES

The premises are currently assessed at RV £72,500. The current Uniform Business Rate for 2019/2020 is set at 0.493 pence in the pound making the annual rates payable **£35,742.** Interested parties should verify the above information and understand if there is any business relief available by making contact with the local rating authority directly

ENERGY PERFORMANCE

The premises are rated as **C 57**

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

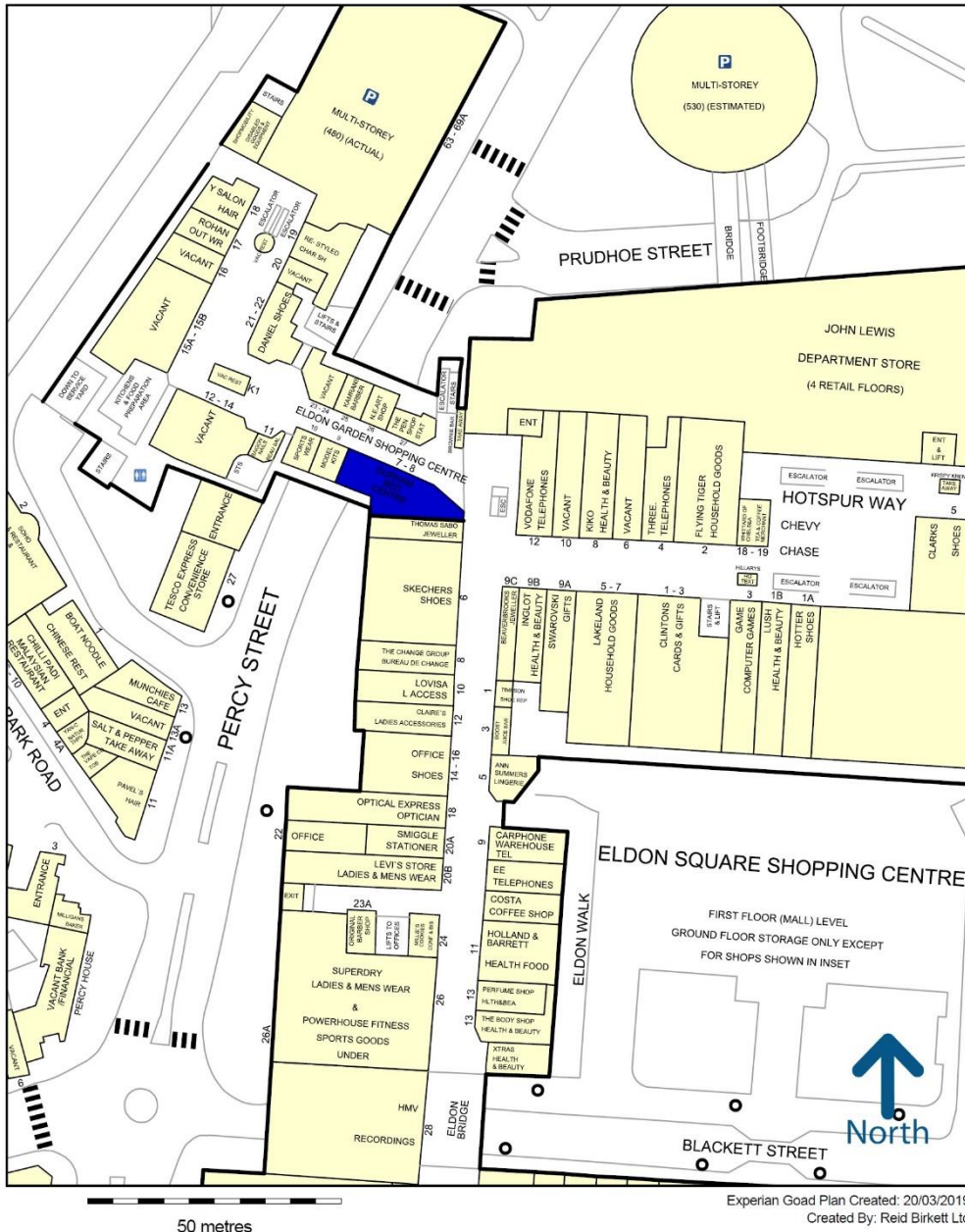
All figures within these terms are exclusive of VAT where chargeable.

APRIL 2019

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Newcastle upon Tyne - Central



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