

TO LET Ground floor space with useful basement sales Prominent City Centre Retail Unit 129 Grainger Street, Newcastle upon Tyne NE1 5AE



LOCATION

The subject premises form part of an attractive Grade II listed parade prominently situated at the Northern section of Grainger Street. Occupiers nearby include Sally Hair & Beauty, Dr Martens, Urban Outfitters, Size Footwear, Cote Restaurant, and the very popular End Clothing store - which has recently been refurbished as a ladies wear store.

Grainger Street's retailing position has also been strengthened by the successful redevelopment of Monument Mall which has brought major national retailers to the locality including Hugo Boss, White Company, Banyan and ROX Jewellers.

ACCOMMODATION

The property provides ground and useful basement sales space with ancillary storage.

Internal width	6.67m	(21'9")
Sales depth	11.08m	(36'4")
Ground floor sales	67.35sqm	(725sqft)
Basement Sales/ancillary	74.60sqm	(803sqft)
Plus a WC facility		

LEASE TERMS & RENT

The property is to be made available by way of a new effectively full repairing and insuring lease by way of service charge contribution. Offers in the region of £50,000 per annum exclusive are invited for the property.

BUSINESS RATES

The premises are currently entered into the Valuation List from 1st April 2023 at RV £54,000. RV x current UBR (0.499p) = £26,496pa.

Interested parties should verify this information as there may be relief available.

ENERGY PERFORMANCE RATING

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LEGAL COSTS & MONEY LAUNDERING CHECKS

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 upon agreement of terms should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

The tenant will be required to provide solicitor verified identification documents prior to a lease being issued.

VAT

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

VIEWING

Mike Birkett on 01661 820 771/ 07947 134117

JULY 2023

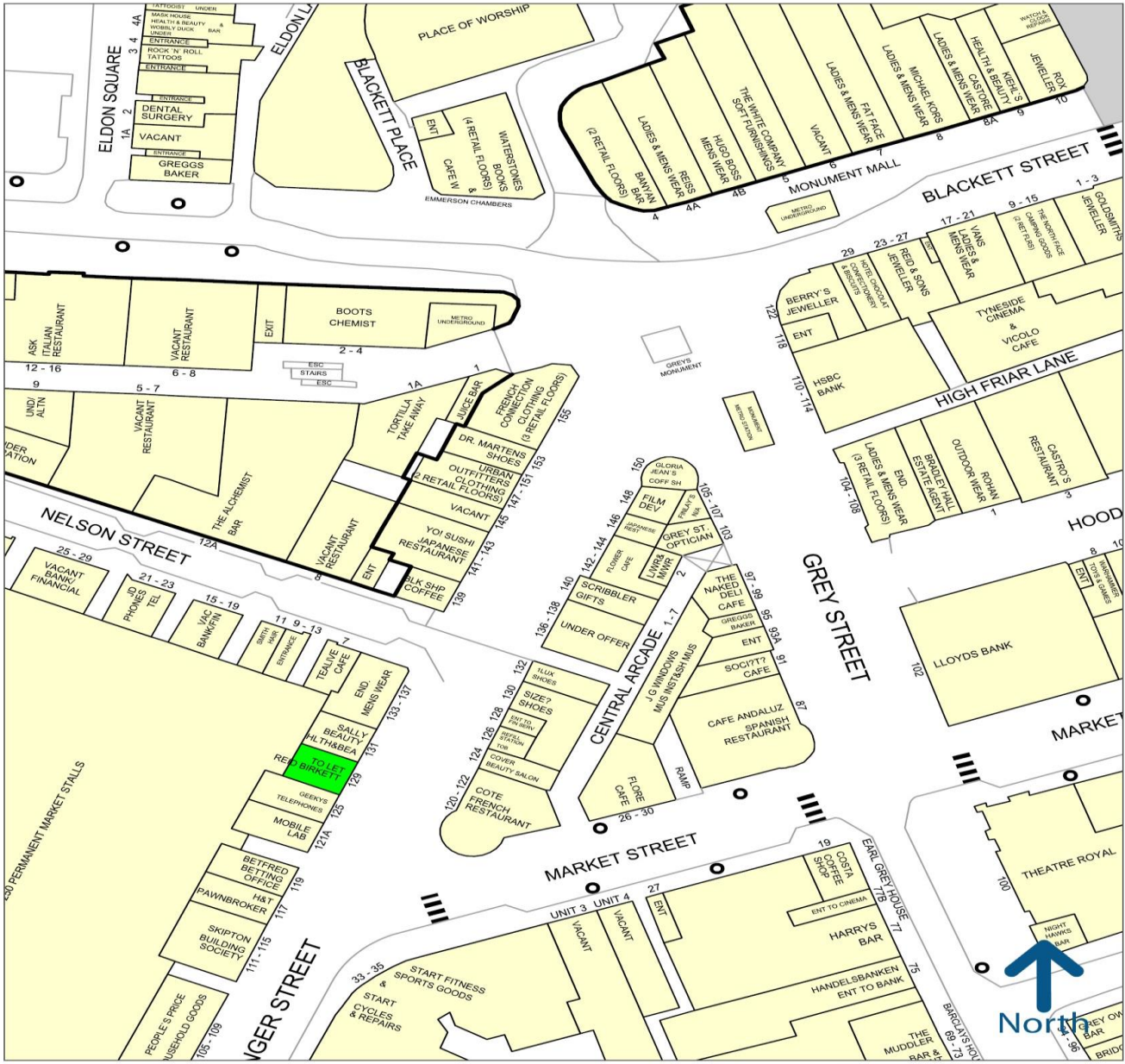
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Newcastle upon Tyne - Central



50 metres

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Reid Birkett

Commercial Property Consultants

Viewing Mike Birkett

t 01661 820771
m 07947 134117
e mike@reidbirkett.co.uk
w www.reidbirkett.co.uk

3 King John's Court, Ponteland, Newcastle upon Tyne NE20 9AR