

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, Jones the Bootmaker, Cote Restaurant, L'Occitane, Subway and the very popular End Clothing 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, Jolie Papier 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 £55,000 per annum exclusive are invited for the property.

BUSINESS RATES

The premises are currently entered into the Valuation List from 1st April 2017 at RV £72,500– RV x current UBR (0.504p) = £36,540pa

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

ENERGY PERFORMANCE RATING

C68

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.

VIEWING

Mike Birkett on 01661 820 771/ 07947 134117

JANUARY 2020

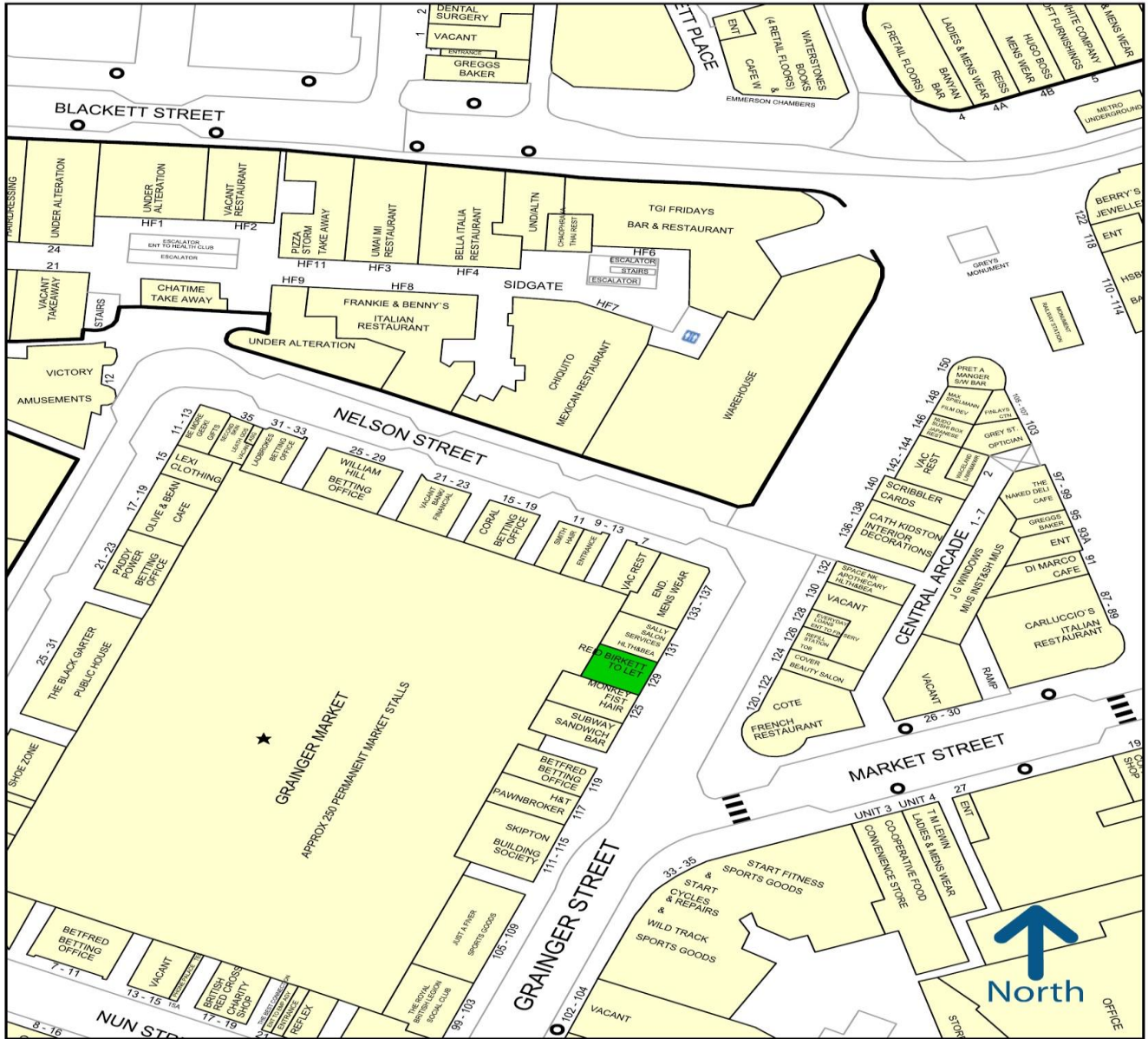
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Newcastle upon Tyne - Central



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