

Ground floor space with useful basement stores

Prominent City Centre Retail Unit

121-125 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 with return frontage to the historic Grainger Market. Occupiers nearby include Sally Hair & Beauty, Monkey Fist Hair, L'Occitane and the very popular End Clothing store have taken space nearby. Nearby the Central Arcade continues to evolve and Cote Restaurant sit opposite adding to the already strong tenant mix.

Grainger Street's retailing position has also been strengthened recently by the Start Fitness and Start Cycles who own and operate extensive premises across the road.

ACCOMMODATION

The property provides ground floor sales space with the following dimensions and areas:

Max Internal width	5.90m	(19'4")
Sales depth	10.80m	(35'5")
Ground floor sales	50.91sqm	(542sqft)
Basement stores	48.96sqm	(527sqft)
Plus basement 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 **£45,000 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 £64,000– RV x current UBR (0.504p) = £32,256 pa.. Interested parties should verify this information with the local authority rating department as there may be discount schemes available subject to status.

ENERGY PERFORMANCE RATING

The premises are listed and therefore do not require an EPC rating at this time.



LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord will require a holding deposit to be paid once terms are agreed.

Any applicant will be required to provide documentation to confirm their identity and they may be required to provide a surety or a form of rental deposit subject to status.

VAT

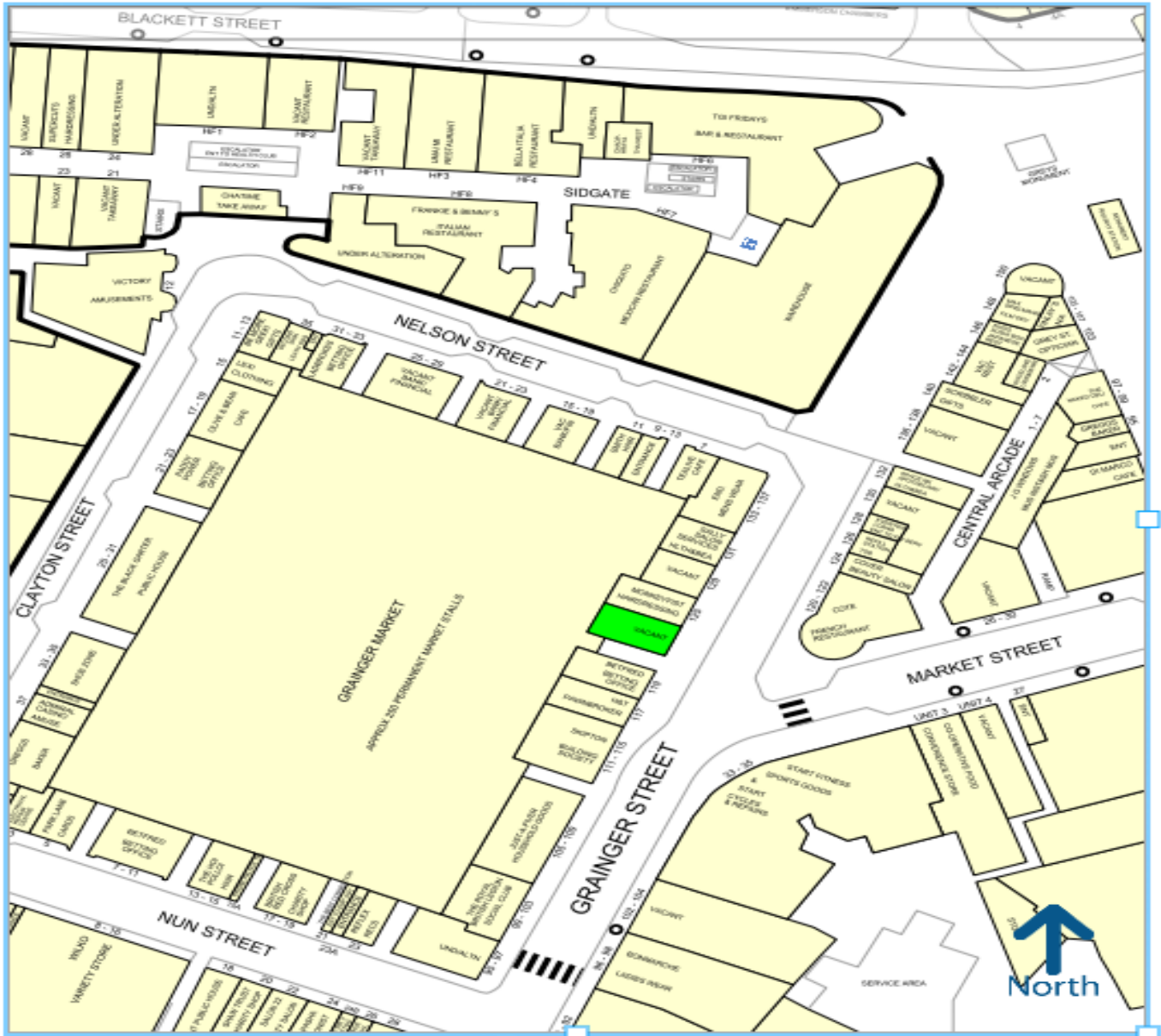
All figures within these terms are exclusive of VAT where chargeable.

APRIL 2021

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Newcastle upon Tyne - Central



Scale

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