

TO LET

Ground Floor Retail Premises with basement 5 Nun Street, Newcastle upon Tyne NE1 5AG



LOCATION

The property is situated in a busy position on Nun Street - just off Grainger Street and is adjacent to an access point to Newcastle's famous Grainger Market. Occupiers nearby include Wilko, McDonalds, Hoi Polloi Gents Barbers, Betfred & The British Red Cross

ACCOMMODATION

The property provides ground floor retail space with a useful basement with the following dimensions & floor areas:

Internal Width	7.62 m	(25'0")
Sales depth (max)	10.3 m	(33'8")
Return Frontage (Glazed)	7.77 m	(25'6")
Ground flr sales max net	71 sqm	(761 sqft)
Basement storage	53.5 sqm	(575 sqft)

LEASE TERMS & RENT

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed of minimum term of 5 years. Should a new company seek to acquire the space then a guarantor or other surety such as a rent deposit may be required. The lease will be outside of the Landlord and Tenant Act 1954 as regards security of tenure.

Rental Offers in the region of £24,950 per annum exclusive are invited for the property.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £27,000. The current rates payable are as follows:

RV £27,000 x current UBR (0.512p) = £13,824pa.

Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is correct and applicable to their business.

ENERGY PERFORMANCE

Energy Rating : C 67

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.

JUNE 2021

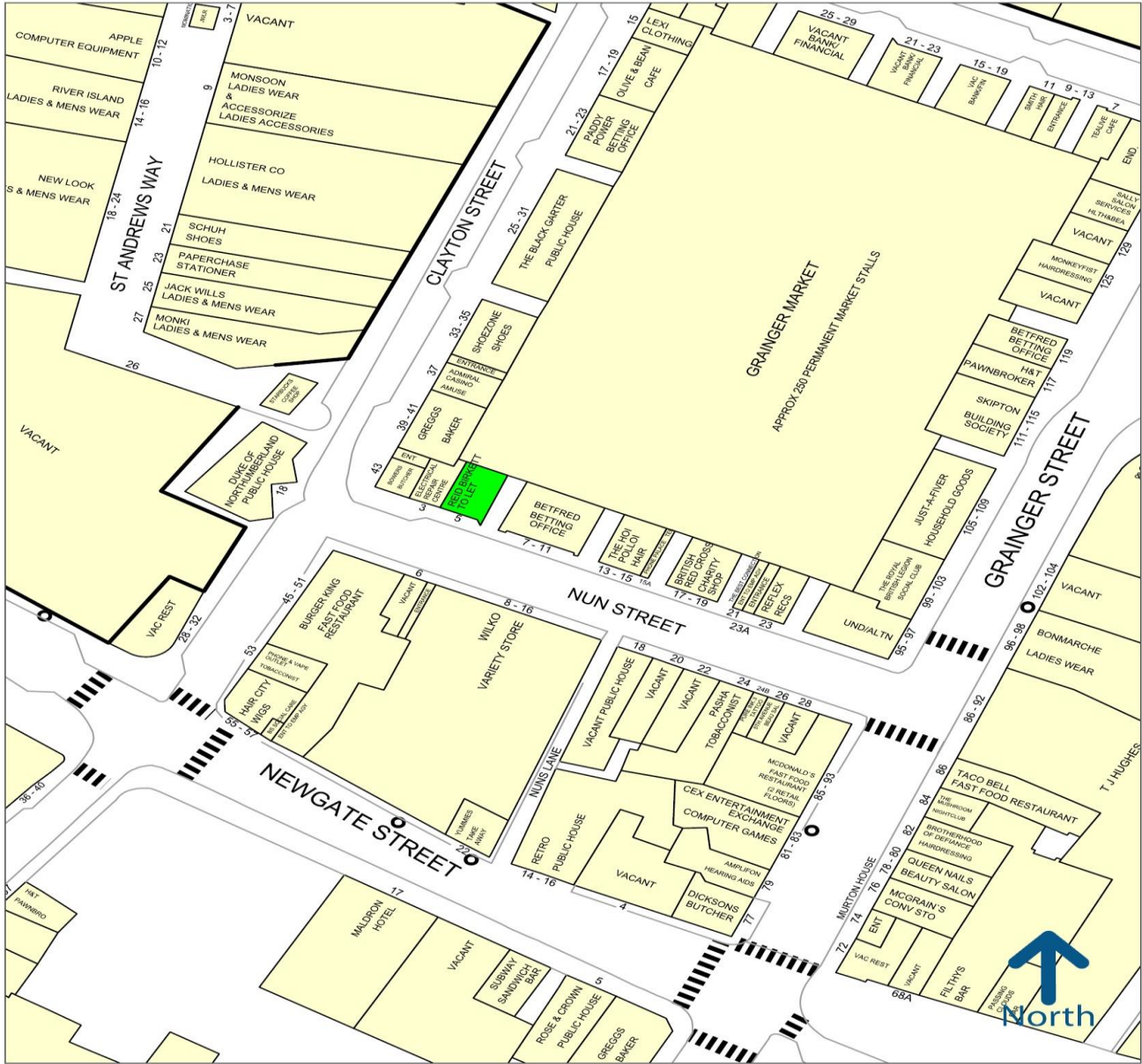
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Newcastle upon Tyne - Central



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