

TO LET **by way of new lease** Former Santander Bank Ground & 1st Floor 129-131 High Street Gosforth, Newcastle upon Tyne NE3 1HA



LOCATION

The premises are situated in a very prominent position in the prime block on the street in immediate proximity to many national and local occupiers including Caffe Nero, Marie Curie, Greggs, Newcastle Building Society, Toni and Guy and the famous Thorpes of Gosforth DIY store (opposite).

ACCOMMODATION

The unit formerly traded as Santander Bank however the majority of the shop fit has been removed to leave a generous front sales space. To the rear, there are two offices which have been created from large sections of toughened glass which could be removed to create a deeper sales space or a useful back of house area. An internal staircase provides access to the 1st floor which is split to provide 2 offices fronting the High Street, a storage area and a large rear kitchen/staff area. There is a rear fire escape from the kitchen space. The property benefits from a large, currently open rear yard, which is suitable for parking at least 6 vehicles or the space could potentially be used for an external customer area should a restaurant user be interested subject to any permissions required.

The accommodation provides the following floor areas:

Ground floor front sales area	70.5sqm (759sqft)
Rear Office/potential sales	22.8sqm (245sqft)
2 no. offices totalling	12.3sqm (132sqft)
Kitchen/staff area	21.2sqm (228sqft)
Store	8.2sqm (88sqft)

BUSINESS RATES

The premises are currently assessed at RV £33,250. **Interested parties are strongly advised to verify the position as to precise rates payable by contacting the local rating authority directly.** The current UBR for 2021/2022 is 0.499p in the £.



PLANNING

The premises currently have the benefit of Class E retail use..

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed at a rental in the order of £35,000 per annum exclusive. Incentives may be available subject to status.

SERVICES

The property has the benefit of electricity, water and drainage supplies. The building benefits from an existing air conditioning system throughout. Male and Female WC facilities are situated on the first floor.

ENERGY PERFORMANCE

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LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a new lease.

VAT

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

For viewing or further information Contact Mike Birkett on the numbers below or our joint agent Nicholas Bramwell at Bradley Hall on 0191 2328080

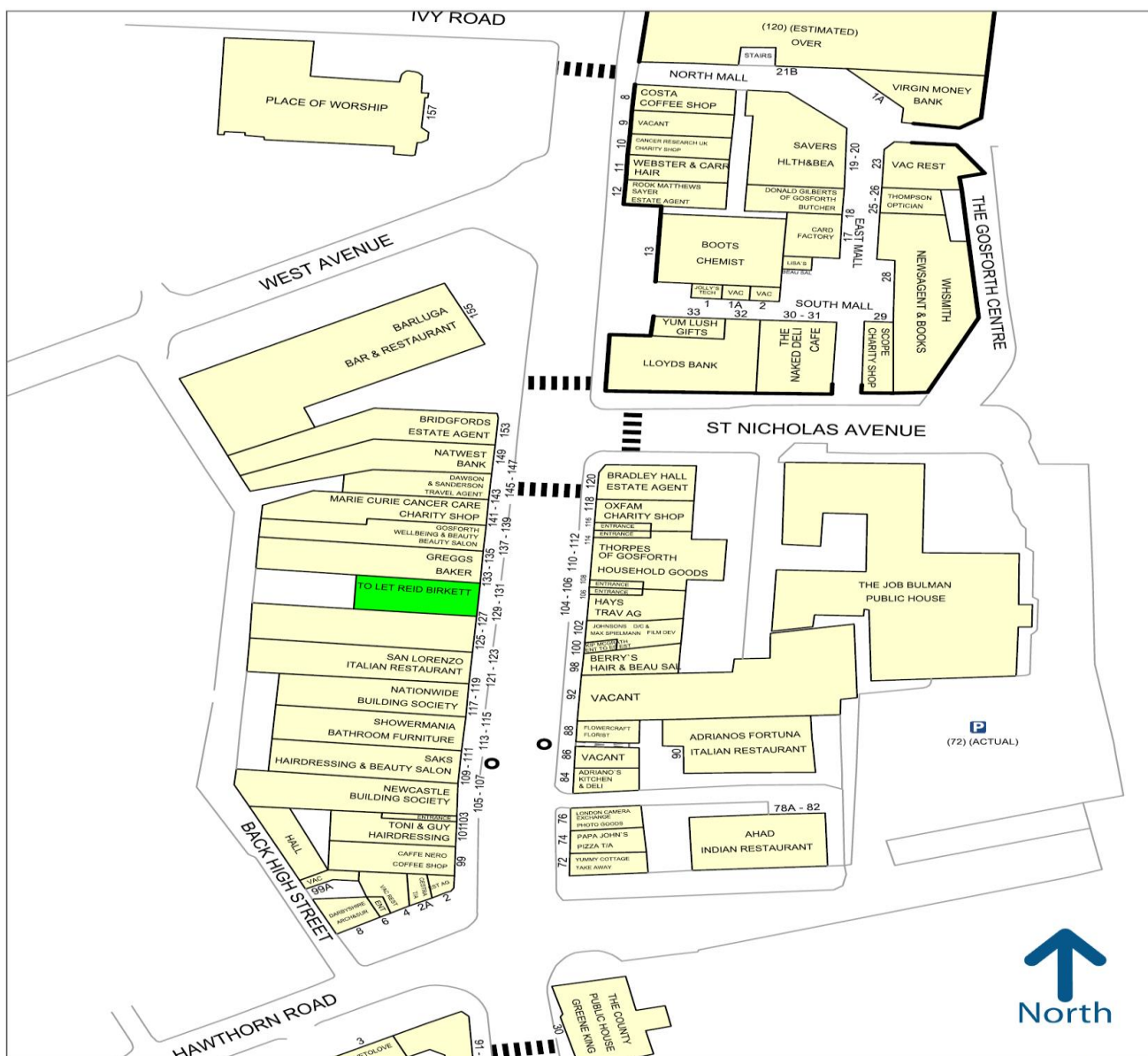
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Newcastle upon Tyne - Gosforth



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