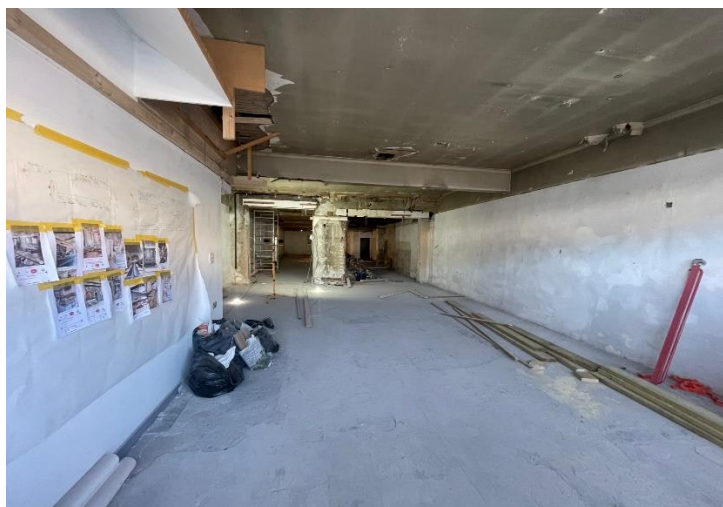


TO LET by way of new lease and rarely available in this size 1916sqft - Suitable for retail & restaurant uses 109/111 High Street Gosforth, Newcastle upon Tyne NE3 1HA



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 Caffè Nero, Marie Curie, Greggs, Newcastle Building Society, Toni and Guy and the famous Thorpes of Gosforth DIY store (opposite). Local retailers include Hopscotch cafe, Osters, Novellos and Pepe's Piri Piri.

Accommodation

The unit formerly traded as Saks however the unit has now been fully stripped back to a bare shell in readiness for the next occupier. The premises provide an open plan front sales area with additional space to the rear around a central column line. The property benefits from an open rear yard which is suitable for goods in and out and refuse storage. A single vehicle could also be accommodated there. The space could also potentially be used for an external customer area should a café/restaurant user be interested -subject to any permissions required.

Internal Width Max	6.96 m (22'7")
Maximum Sales Depth	27.29 m (89'6")
Ground floor sales area	178 sqm (1916 sqft)

Business Rates

The main premises are currently assessed at RV £29,250. The rear section* has been rated as £4,850. **Interested parties are strongly advised to verify the position as to precise rates payable by**

Business Rates Continued...

contacting the local rating authority directly. The current UBR for 2024/25 is 0.499p in the £. There may be upto 75% rates relief available for years 2024/2025 subject to status.



Planning

The premises 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 £37,500 per annum is required for the smaller demise and £45,000 to include the rear workshop* and first floor plus solus use of the rear yard.

Services

The property has the benefit of electricity, water and drainage supplies. There are connection points for WC facilities.

Energy Performance

E 103

Legal Costs

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

VAT

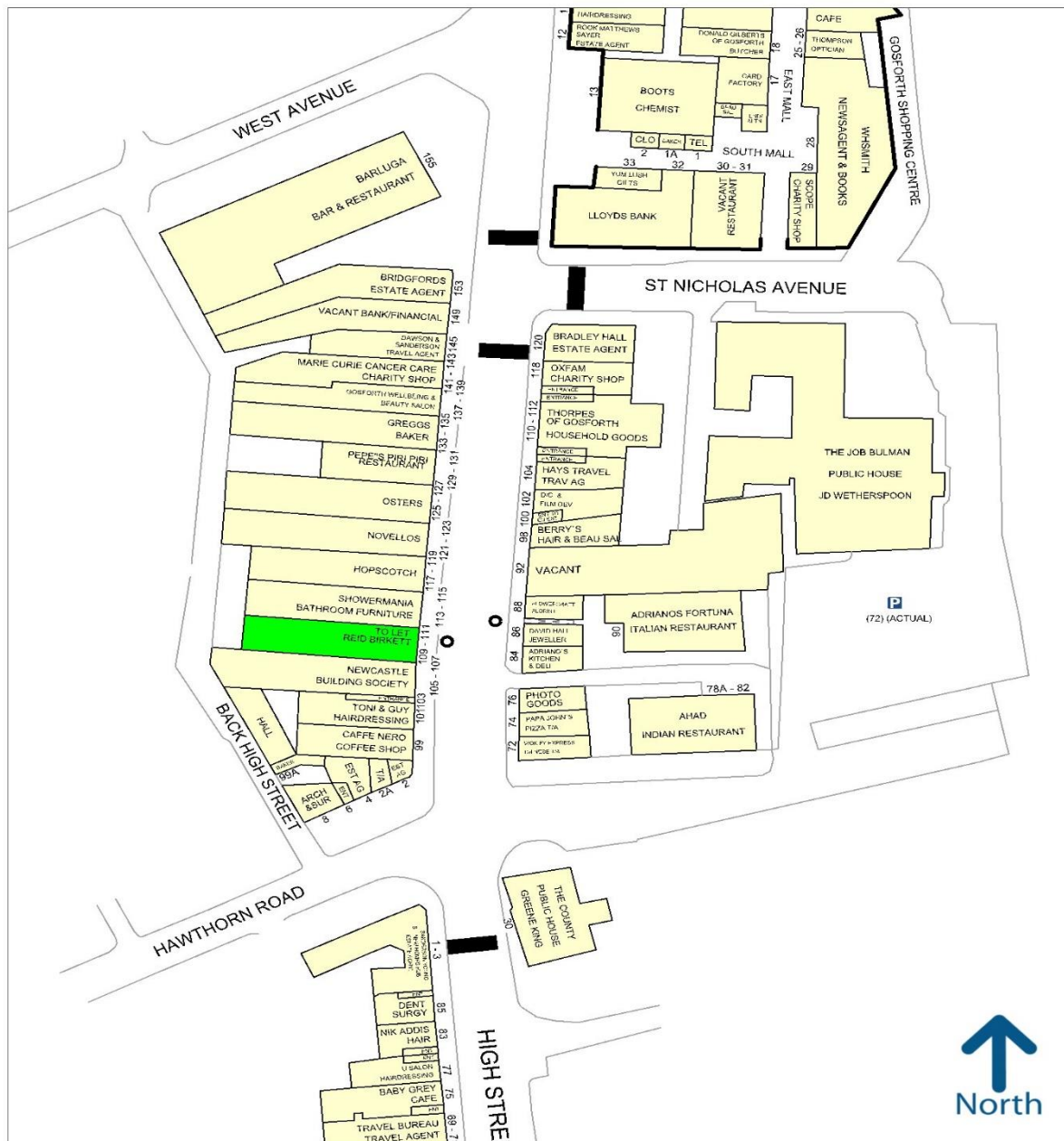
All figures within these terms are exclusive of VAT where chargeable.

March 24

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Newcastle upon Tyne -
Gosforth



50 metres
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