

CITY CENTRE RETAIL UNIT

11-15 GALLOWGATE
NEWCASTLE UPON TYNE
TYNE & WEAR
NE1 4SG

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

RETAIL UNIT TO LET



LOCATION

The property is on the southern edge of Gallowgate in Newcastle City Centre and is situated approximately 75 metres from the junction of Gallowgate with Newgate Street and Percy Street. The location is an improving retail location, with footfall levels increasing due to recent office development schemes becoming complete.

The property is well served by the public transport infrastructure being some 5 minutes walk from 2 stations on the Tyne and Wear metro (St James', Haymarket and Monument, 5 minutes walk from Newcastle Central Station and 2 minutes walk from the Eldon Square bus stops and Haymarket bus station.

DESCRIPTION

The property comprises a ground floor and basement lock up retail shop located within a 5 storey plus basement ornate late Victorian sandstone building under a pitched slate roof.

Near by retailers include Ladbrokes, Mops, Fluid Bar, Sainsburys, Subway, Gallowgate Flame and Grill and Central Bean.

The unit comprises roughly square retail unit with ancillary basement providing storage accommodation and separate male and female toilet facilities.

ACCOMMODATION

The unit offers the following floor areas on a net internal basis (NIA):

Ground Floor Sales	116.15 m ²	(1,250 ft ²)
Basement	102.20 m ²	(1,100 ft ²)
TOTAL	218.35 m²	(2,350 ft²)

PLANNING

The premises are understood to have consent for use as a retail shop within Class A1 of the Town and Country Planning (Use Classes) Order 1987. Prospective tenants should ensure their proposed use is suitable. Should you have any further enquiries please contact Newcastle City Council Planning Department on 0191-211-5604.

LEASE

The unit is available by way of a new lease on Effectively Full Repairing and Insuring terms for a term of years to be agreed.

RENT

The asking rent is £42,000 per annum exclusive.

SERVICE CHARGE

There is a service charge in respect of this property. We will clarify the level of service charge upon request.

BUSINESS RATES

The property is not yet assessed for Business Rates in its current configuration.

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

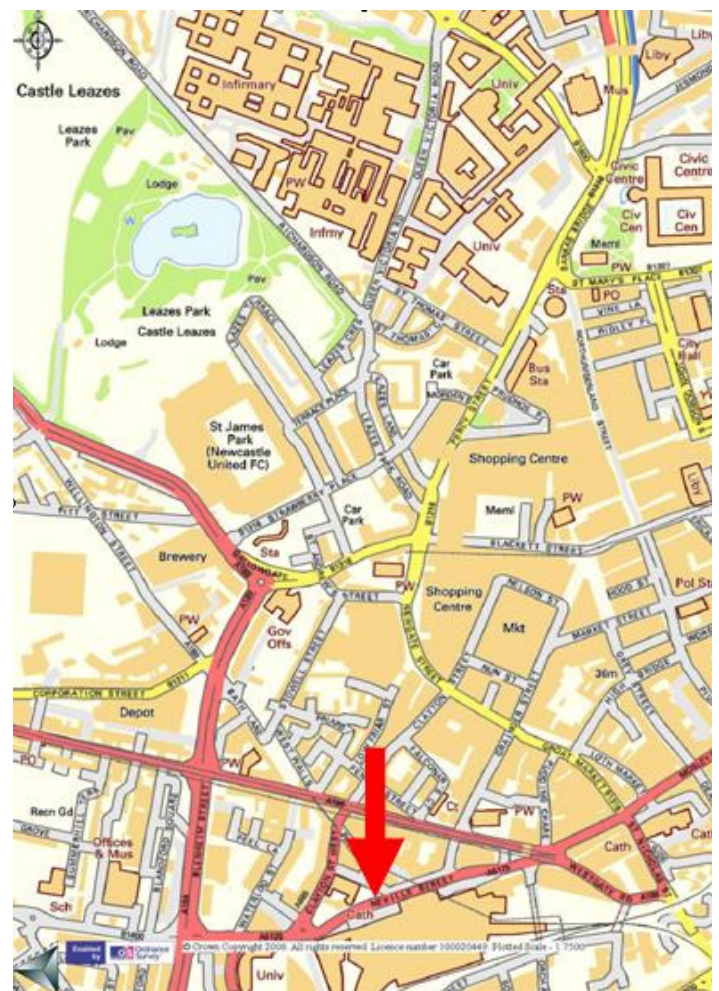
All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Greg Davison on 0191 272 5551 or alternatively via email on:

Greg.davison@bissett-kenning.co.uk



V.1908

March 2009

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