



barkerproudlove
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SHOPPING CENTRE PROPERTY / CLASS E

S6 Grey's Quarter, Eldon Square, Newcastle-upon-Tyne NE1 7JB



Rent: On application
Ground Floor Area
5,071 Sq ft / 471 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Eldon Square is set in the heart of Newcastle and enjoys the benefits of a bustling atmosphere of a busy city centre. Anchored by Marks & Spencer, John Lewis and Fenwicks, the scheme currently comprises 1.35M sq ft of retail space with huge volumes of customers passing through the centre every year.

This unit is situated within Grey's Quarter, the scheme's principle leisure area, with frontages to the internal mall and Nelson Street where there is an opportunity for outside seating. Grey's Quarter is open until 11pm however there is potential to trade beyond 11pm off the Nelson Street entrance. The unit is adjacent to The Alchemist, who also have entrances off the internal mall and Nelson Street, and opposite ASK Italian.

Demise:	Sq Ft	Sq M
Ground Floor Area	4,200	390
Mall Seating	871	81
Basement	1,913	178

The unit can be combined with the adjacent unit (Unit S7) which is in shell condition and extends to 1754sq.ft (163 sq.m) on ground floor and 882sq.ft (82 sq.m) on basement highlighted in yellow on the attached plan

Rent:

Upon Application

Tenure:

A new eFRI lease is available for a term of years to be agreed.

Business Rates:

The premises currently has a draft 2023 rateable value of £120,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2023 stands at approximately £74,809.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

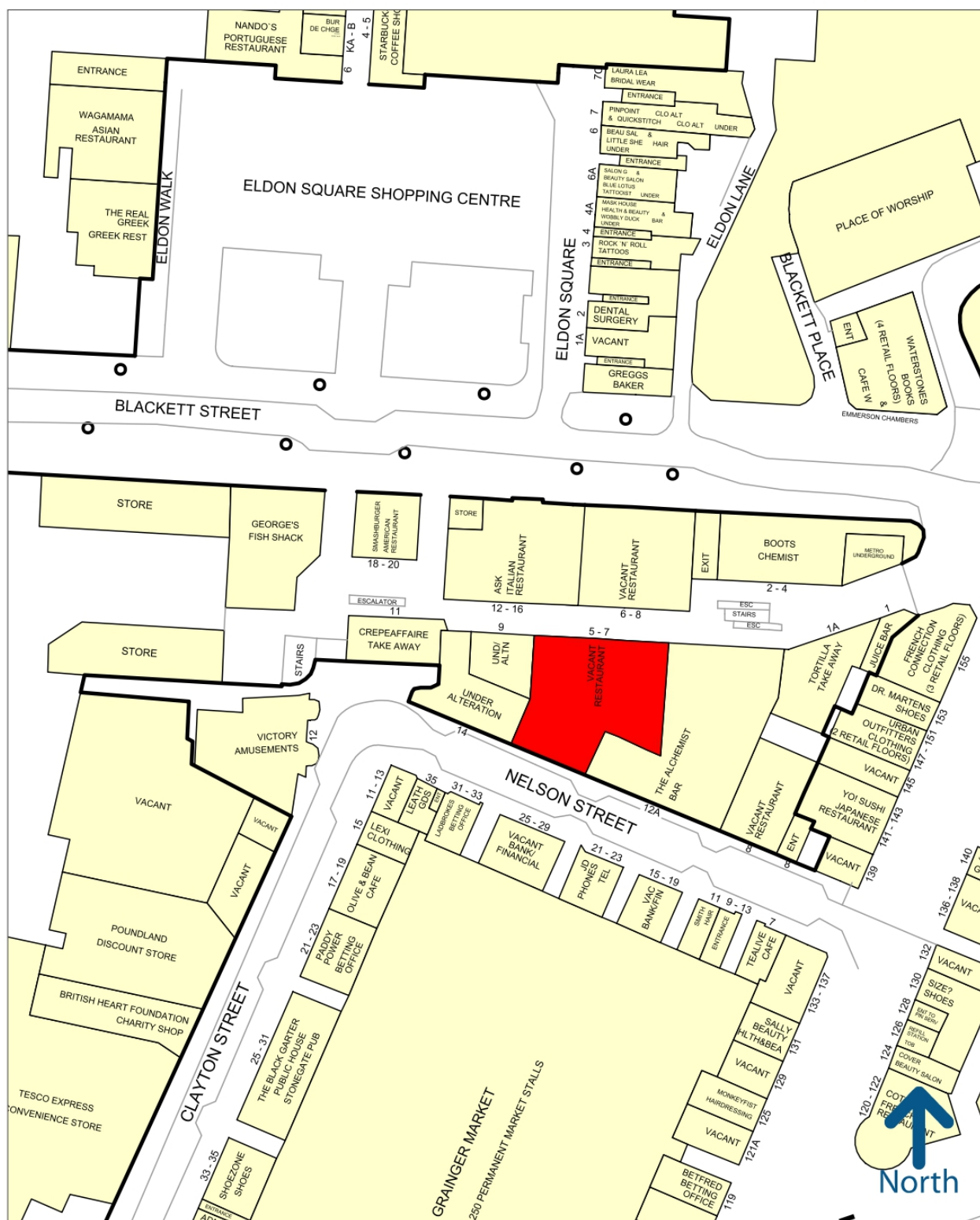
January 2023

Subject to Contract

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Newcastle upon Tyne -
Central



50 metres

Experian Goad Plan Created: 12/01/2023

Created By: Barker Proudlove Ltd





Floor Plans

