

SHOPPING CENTRE PROPERTY / CLASS E
21a High Friars Eldon Square, Newcastle-upon-Tyne



Rent: On application
Ground Floor Area
1,035 Sq ft / 96 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Nick Ferris

Mob: 07970 850037

Email: nick@barkerproudlove.co.uk

**FULLY FITTED AND EQUIPPED RESTAURANT
PREMISES READY TO TRADE****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 prominent corner unit is situated on High Friars, which is the link between St Andrews Way/Blackett Bridge and Grey's Quarter. Previously occupied by Spudulike, the unit is fully fitted and includes counter space, kitchen and a seating area.

Demise:	Sq Ft	Sq M
Ground Floor	1,035	96.15
Basement	799	74.22

Rent:

Upon Application

Tenure:

SUBJECT TO VACANT POSSESSION. The premises are available by way of the new effective full repairing and insuring lease for a term of years to be agreed. Short term pop-ups will also be considered.

Business Rates:

The premises has a rateable value of £50,000 effective as of 1st April 2023. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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 this year stands at approximately £28,567.

EPC:

Energy Performance Asset Rating - TBC

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:

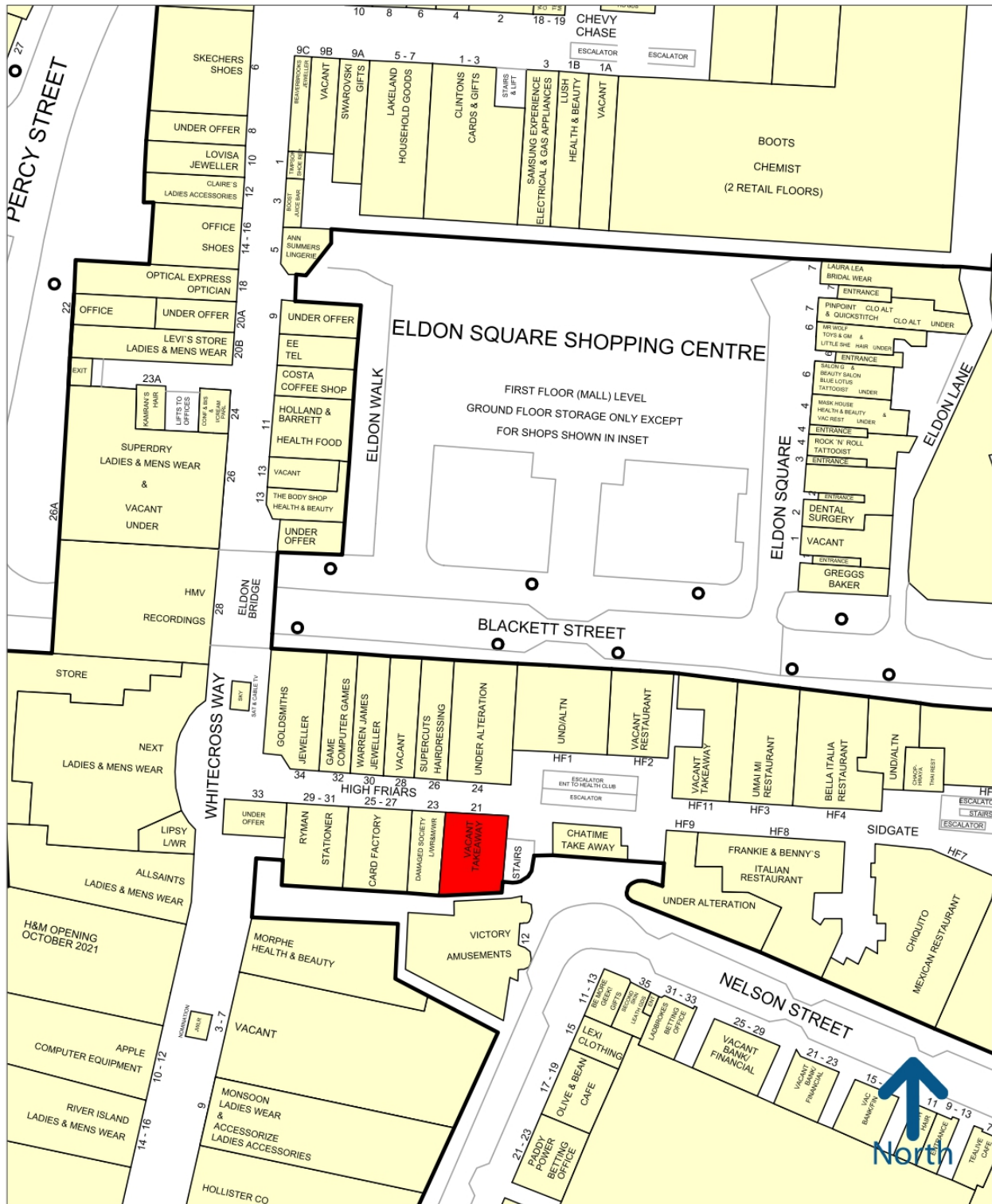
January 2023

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. January 2023



Newcastle upon Tyne - Central



Experian Goad Plan Created: 20/07/2021
Created By: Barker Proudlove Ltd

50 metres