



SHOPPING CENTRE PROPERTY / CLASS E

Unit 2 Percy Street, Newcastle upon Tyne NE1 7RZ



Rent: On application

Ground Floor Area

3,250 Sq ft / 302 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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POTENTIAL FOR DARK KITCHEN/ DELIVERY HUB/ SERVICE PROVIDERS/ OFFICE

Location:

Forming part of Eldon Square Shopping Centre but externally located fronting Percy Street and situated adjacent to Blckett Street. Nearby occupiers include Next, Pure Gym and Tesco Extra.

Accommodation:

Arranged over ground floor only. Stepped access to the front but with an accessible ramp linking street level to the shop front.

Large Pavement area to the front, with potential staff parking arrangements to the rear for motorbike and bicycle use in particular.

Demise:	Sq Ft	Sq M
Ground Floor Sales	2570	238.8
Ground Floor Ancillary	680	63.2

Tenure:

New Lease available for a term of years to be agreed. Flexible lease will be considered.

Business Rates:

The premises currently has a rateable value of £40,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £18,150.

EPC:

Energy Performance Asset Rating - Available on request

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:

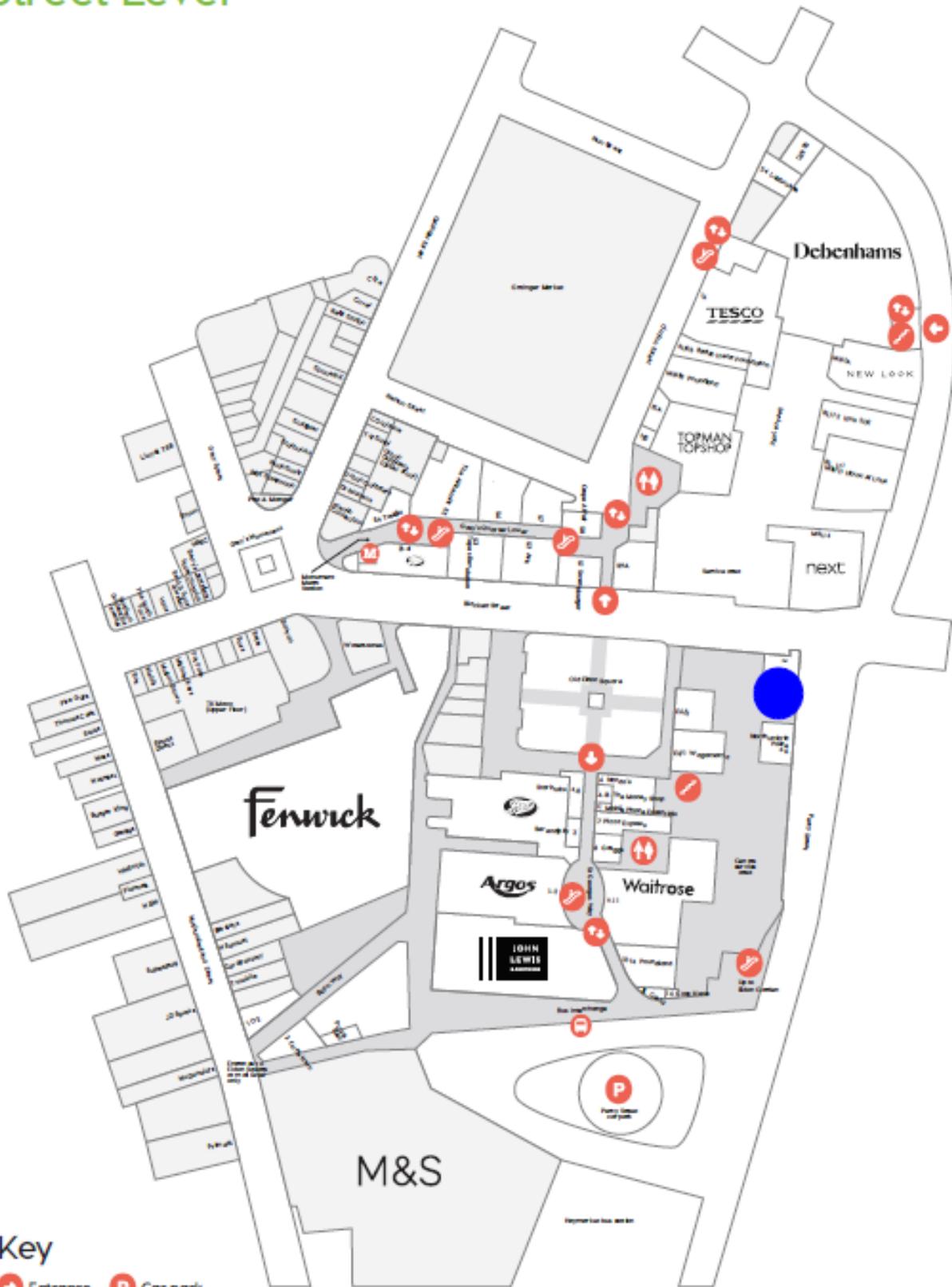
July 2021

Subject to Contract

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Street Level



Key

- Entrance
- Car park
- Lifts
- Escalators
- Toilets