

SHOPPING CENTRE PROPERTY / CLASS E

S9A Grey's Quarter, Eldon Square, Newcastle-upon-Tyne NE1 7JB

**TO
LET****Rent: On application****Ground Floor Area**

4,240 Sq ft / 394 Sq M

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 FORMER GEORGE'S GREAT
BRITISH KITCHEN UNIT****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 within Grey's Quarter, the scheme's principle leisure area, with an entrance off Blackett Street.

Accommodation:

Previously occupied by George's Great British Kitchen, the unit is fully fitted and includes counter space, kitchen and a seating area.

Demise:	Sq Ft	Sq M
Ground Floor Area	4240	393.7

Rent:

Upon application

Tenure:

SUBJECT TO FORMAL VACANT POSSESSION, a new eFRI lease is available for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £116,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that 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 £32,235.

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:

October 2021

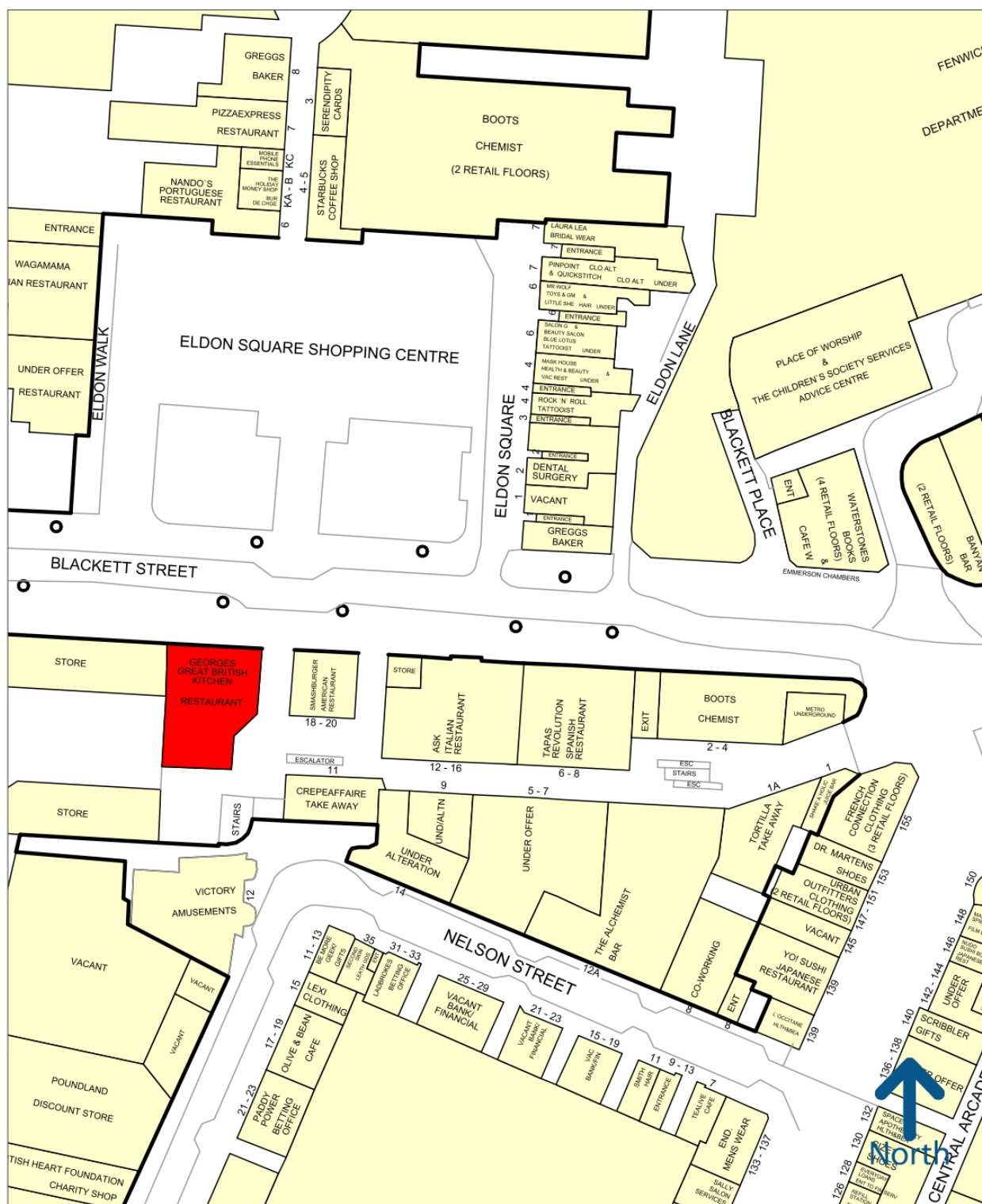
Subject to Contract

Without Prejudice

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. October 2021



Newcastle upon Tyne - Central



Experian Goad Plan Created: 19/10/2021
Created By: Barker Proudlove Ltd

50 metres