

SHOPPING CENTRE PROPERTY / CLASS E

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



Rent: On application

Ground Floor Area

4,240 Sq ft / 394 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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**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 Blakett 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

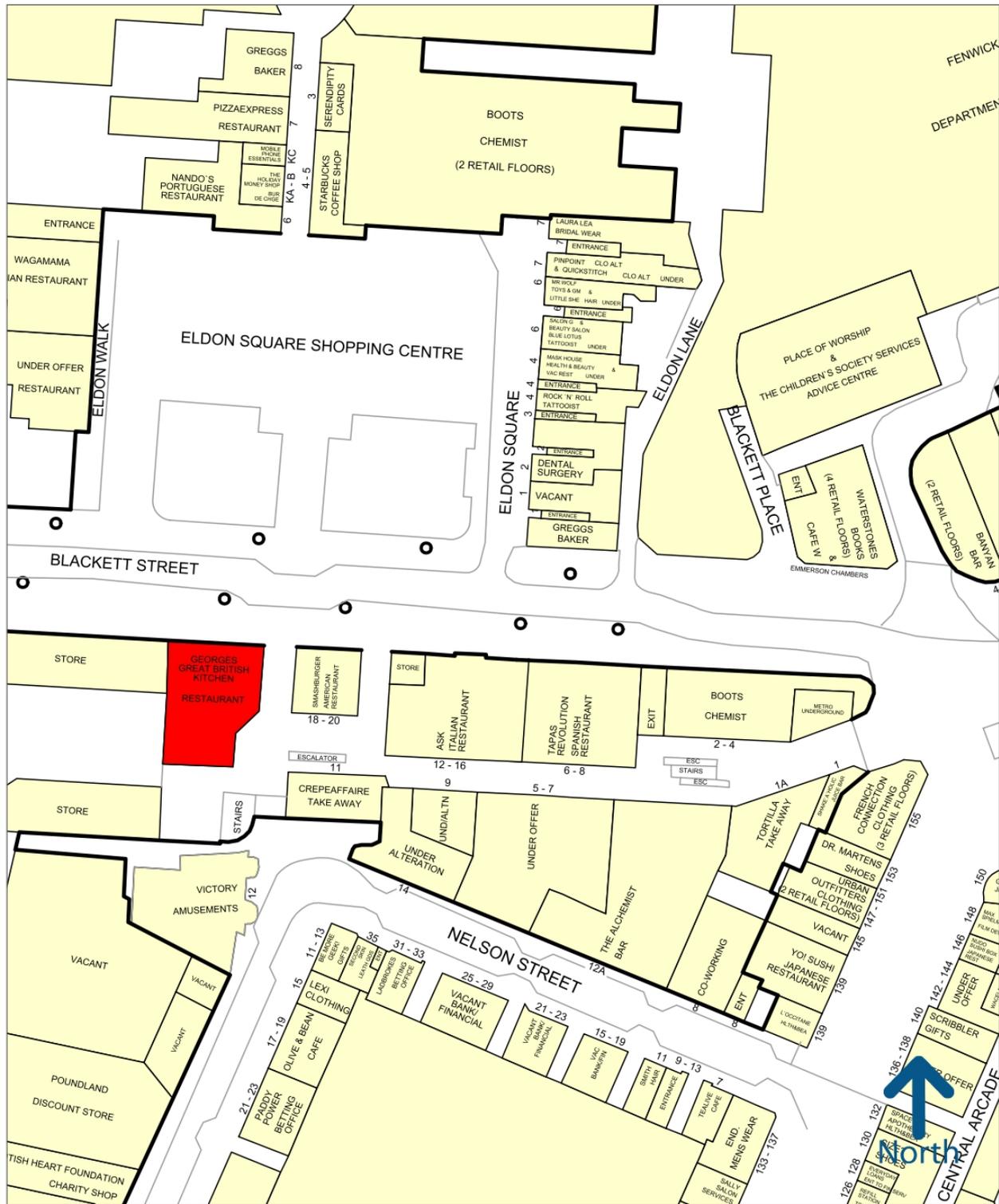
Subject to Contract

Without Prejudice

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Newcastle upon Tyne - Central



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

50 metres

