

SHOPPING CENTRE PROPERTY / CLASS A1

142-144 Grainger Street Central Exchange, Newcastle-upon-Tyne



**UNDER  
OFFER**

**Rent: On application**

**Ground Floor Area**

**1,180 Sq ft / 110 Sq M**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Mark Proudlove**

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**Location:**

The subject unit sits within a Georgian Grade II Listed building, situated in a prime location close to the Greys Monument, adjacent to Scribbler and Nudo Sushi, with other nearby occupiers including End Clothing, Urban Outfitters, Dr Marten's and Cote Restaurant.

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1180	109.62
Basement Sales	830	77.11

**Rent:**

Upon application

**Tenure:**

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

**Business Rates:**

We understand that the unit has a current Rateable Value assessment at £140,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Newcastle City Council.

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.

**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:**

February 2020

Subject to Contract

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Newcastle upon Tyne - Central



Experian Goad Plan Created: 30/06/2020  
Created By: Barker Proudlove Ltd

50 metres

