

SHOPPING CENTRE PROPERTY / CLASS A3

Unit 19 Intu Metrocentre, Gateshead



**PRIVATE & CONFIDENTIAL  
STAFF UNAWARE**

**Rent: £150,000 PA**

**Area**

**3,318 Sq ft / 308 Sq M**

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

The Metrocentre is the principal regional shopping centre in the North of England and the largest covered shopping and leisure complex in Europe. This exciting destination provides in excess of 2.0M sqft of retail and leisure accommodation with over 9,250 free car parking spaces. In excess of 22 million people visit the centre annually.

The unit is situated in prime position on the Lower Platinum Mall and close to Disney, Office, Paperchase, Fossil, Disney, Body Shop and close to the entrance to House of Fraser.

**Accommodation:**

There is an additional seating area immediately in front of the unit.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3318	308.25
External Area	404	37.53

**Rent:**

The passing rent is £150,000 per annum exclusive, plus a percentage of turnover.

**Tenure:**

The property is held on a lease for a term of 10 years from 13th October 2014. Offers are invited for an assignment of the lease and supplemental lease.

**Business Rates:**

The unit has a 2017 draft valuation rateable value assessment of £202,000.

For further details visit Gov.uk or contact the business rates department in 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 2016 stands at approximately £32,623

**EPC:**

Energy Performance Asset Rating - C

**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. Strictly by appointment through the agents. SUBJECT TO VACANT POSSESSION

**Date Prepared:**

February 2020

Subject to Contract

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