



Sanderson
Weatherall

CITY CENTRE RETAIL UNIT TO LET



67-69 Percy Street, Newcastle upon Tyne NE1 7RQ

sw.co.uk



Asking Rent £20,000 per annum exclusive

Excellent passing trade / footfall levels

Heart of Newcastle City Centre

Effective Full Repairing & Insuring terms

Subject to Contract

Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles north west of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the south east, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The subject property is situated on the north west side of Percy Street in Newcastle City Centre. The location can be classified as a secondary retail pitch within the city centre and sits directly opposite the new Haymarket Bus Concourse. Haymarket and St James' Metro Stations also fall in close proximity to the subject property along with Newcastle University nearby which houses circa 21,000 students annually. Eldon Garden Multi Storey sits directly above with access adjacent and Eldon Square Multi Storey is also directly opposite providing adequate parking facilities.

The subject property forms part of Eldon Garden Shopping Centre which provides a direct route through to the adjacent shopping centre known as Eldon Square. Adjacent and nearby occupiers include Hunters Estate Agents, Tesco Express, Pure Gym, The Goose Public House, M&S, Subway, Next amongst numerous others.

Description

The property comprises a brick-built building facing directly on to Percy Street. The property provides accommodation at ground floor only however offers a spacious retail sales area with excellent return frontage attracting good levels of natural light internally. The property is provided in shell specification with services capped off ready for tenants fit out works. WC facilities and internal storage is also accommodated within the unit. We understand that all mains' services are connected to the property but would recommend that any interested party make their own investigations regarding this matter.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Retail Sales Area	86.46	931
Total	86.46	931

Energy Performance Certificate

A valid copy of the EPC can be found on the following link: [Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK \(communities.gov.uk\)](#)



Business Rates

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:- Rateable Value £22,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

Permitted Use

The property has consent for any use within Use Class E of the Town and Country Planning (Use Classes) Order as amended 2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Asking Rent / Lease Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rent of **£20,000 per annum** exclusive of VAT, subject to contract.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Insurance

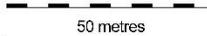
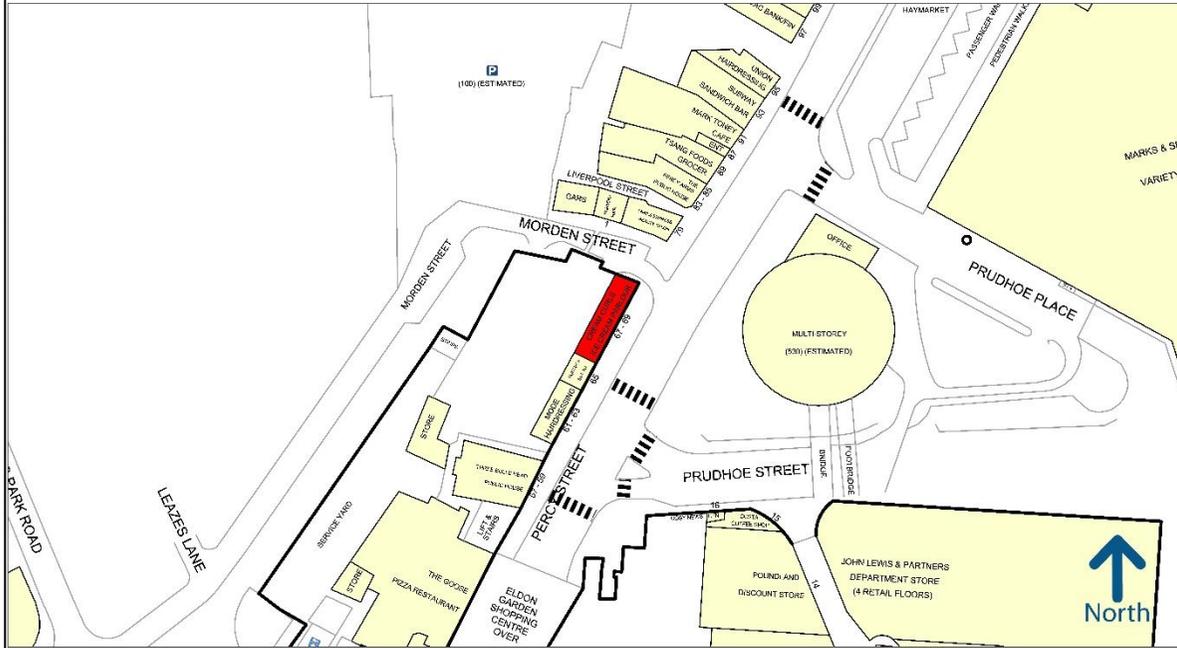
Landlord to insure the building and recover premium from Tenant upon demand. Current premium is assessed at £454.40 per annum. Tenant is responsible for obtaining their own contents insurance.

Service Charge

As the property forms part of Eldon Garden Shopping Centre a service charge is applicable on the unit which is currently assessed at £5,530 per annum for 2021/22.



Newcastle upon Tyne - Central



Experian Goad Plan Created: 12/09/2021
Created By: Sanderson Weatherall



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