

TO LET

Unit 1, Branton South, Newcastle Great Park, NE13 9EA



- Prominently located corner position within the heart of Newcastle Great Park town centre.
- Ground Floor area of 167 sq m (1,798 sq ft).
- The unit is an ideal location for a Restaurant benefitting from a return frontage, with the opportunity to create outdoor seating area (STP).
- Newcastle Great Pak is the largest housing development in the North East.
- Nearby occupiers include: **Morrisons, Brunton Residential, Vanilla & Dreams, Great Park Pharmacy and Guinot Beauty Salon.**

SITUATION

Newcastle Great Park is the largest housing development in the North East of England, creating a new sustainable and vibrant neighbourhood, 3 miles north-west of Newcastle city centre. When completed the development will consist of 4,500 new homes, over the 1,200 acre site.

The town centre acts as the community hub for the growing residential and working population at Newcastle Great Park. The town centre provides 26,500 sq ft of retail and leisure accommodation across 4 blocks with residential above based around an attractive town square with pedestrianised open space.

As you can see from the attached map the number of vacant units throughout the site is limited and we have continued interest from several sectors in the scheme.

ACCOMMODATION

The ground floor unit sits prominently on the town square and will be handed over as a shell with unmetered mains supplies: -

Ground Floor	167m ²	1,798ft ²
---------------------	-------------------	----------------------

Floor plans are available upon request.

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at an initial rental of **£44,950 per annum** exclusive of service charge, building insurance and other occupational costs.

EPC

The property has an Energy Performance Certificate of **Band C (62)**. A copy of the EPC is available upon request.

BUSINESS RATES

The Rateable Value of the premises will need to be assessed once the accommodation has been fitted out.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing and general information, please contact:

Jonathan Chapman

E: iana@atretail.co.uk

M: 07960 466211



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these p to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) o not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.