

TO LET - 6-8 SAVILLE ROW, NEWCASTLE UPON TYNE NE1 8JE



- Just off Northumberland Street
- Pedestrianised environment
- Prominent Frontage
- Nearby retailers include Fenwick, Superdrug, Tesco Extra, Sports Direct FootAsylum, Barclays Bank.

SITUATION

Saville Row is centrally located within the City running off the 100% prime section of Northumberland Street. Superdrug and what will be the new home for Sports Direct are situated either side of Saville Row with Footasylum,, Fenwick, WH Smith and JD Sports also in the immediate vicinity.

Northumbria University is to the east and Saville Row is one of the main thoroughfares linking the campus with the City Centre.

ACCOMMODATION

Arranged over ground & basement floors with the following approximate floor areas and dimensions:

Internal Width	28' 10"	8.8m
Ground Floor Sales	2517sqft	233.9sqm
Basement	740sqft	68.7sqm

LEASE TERMS

The premises are held by way of an effective FRI lease expiring October 2024 at a current rent of £80,000pa. Rental offers are invited on the basis of a new Sub-Lease.

EPC

The property has an Energy Performance Certificate categorisation of Class E. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£62,500
Rates Payable April 23/24	£32,275

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.

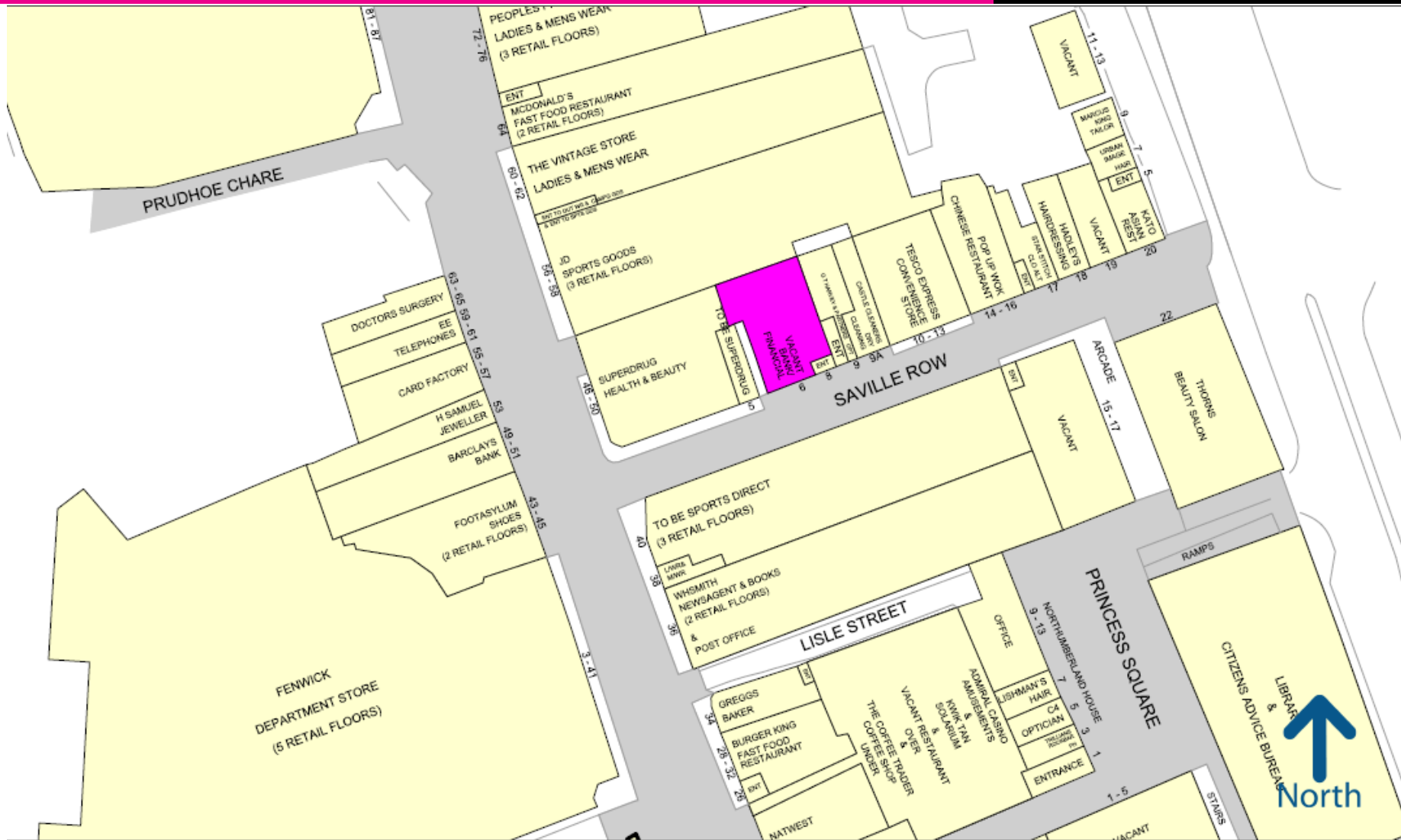
VIEWING

For enquiries, viewing, and general information please contact:

Ian Angus

E: iana@atretail.co.uk

M: 07960 466 211



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