

## TO LET (SUB LEASE)

15-19 NELSON STREET, NEWCASTLE UPON TYNE, NE1 5AN

On the Instructions of:



For the good  
of entertainment



- Prominent City Centre Location on the entrance to the historic Grainger Market.
- Suitable for a variety of uses subject to consent.
- Ground Floor Sales 73 sq m (783 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: [End Clothing](#), [Smith Barber Shop](#), [Ladbrokes](#), [Olive & Bean](#), [Be More Geek](#) and [The Alchemist](#).

## SITUATION

The property is located on the pedestrianised Nelson Street in the heart of the city centre. The unit is directly adjacent to the Grainger Market entrance, which houses numerous local traders and is a popular shopping experience for visitors/workers in the city centre.

## ACCOMMODATION

Arranged over ground floor only with kitchen and customer/staff WC facilities.

<b>Gross Frontage</b>	9.58m	31'5"
<b>Built Depth</b>	9.96m	32'8"
<b>Internal Width</b>	9.14m	30'0"
<b>Ground Floor Sales</b>	73m <sup>2</sup>	783ft <sup>2</sup>
<b>Staff Kitchen</b>	3m <sup>2</sup>	31ft <sup>2</sup>
<b>Customer WC's</b>	6m <sup>2</sup>	69ft <sup>2</sup>

## LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 24<sup>th</sup> March 2025 at a passing rental of **£44,000 per annum** exclusive.

**Sub Leases and Short-Term Deals will be considered subject to negotiation.**

## EPC

The property has an Energy Performance Certificate of **Band C (55)**. A copy of the EPC is available upon request.

## BUSINESS RATES

<b>Rateable Value</b>	£32,250
<b>2020/2021 UBR</b>	£0.499
<b>Estimated Rates Payable</b>	£16,095

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

## SERVICE CHARGE

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

## 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

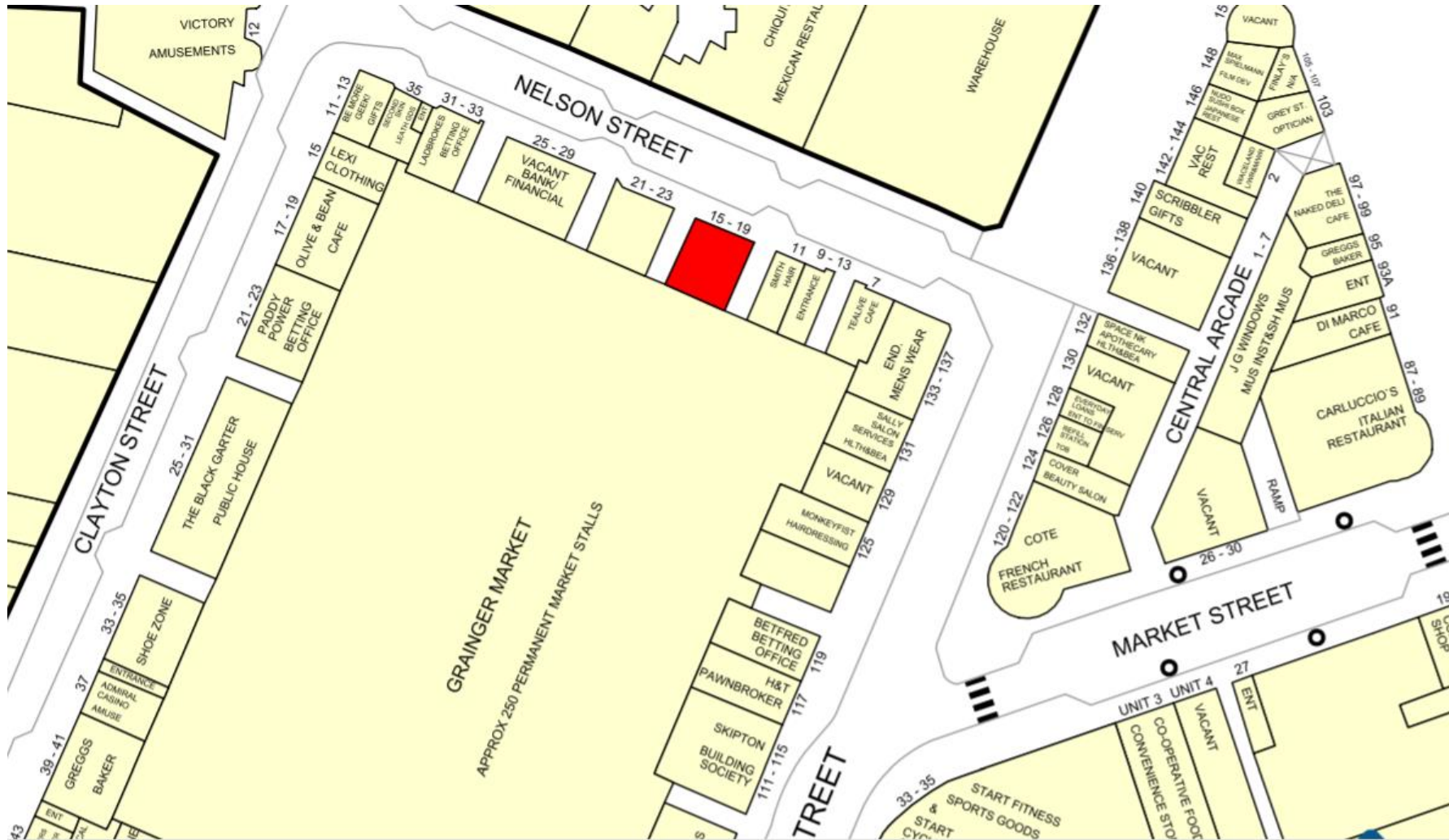
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