

## TO LET (SUB LEASE)

9 WINGROVE HOUSE, COWGATE, NEWCASTLE, NE5 3AJ

On the Instructions of:



For the good  
of entertainment



- Break Option in December 2021, so new lease available subject to negotiations.
- Low Occupancy Costs
- Ground Floor Sales 44 sq m (469 sq ft)
- Suitable for a variety of uses subject to consent.
- Nearby retailers include: **Domino's Pizza**, **Cowgate Minimarket**, **Newcastle Heating and Plumbing** and a **KFC drive thru** sits adjacent.

## SITUATION

The property is located within the ground floor of Wingrove House, which is prominently positioned on Ponteland Road (A167), one of the main roads leading out of the city centre to the west. Cowgate sits between Kenton and Blakelaw and has a substantial residential population in the immediate surrounding area.

## ACCOMMODATION

Arranged over ground floor only with kitchen/WC facilities and loading access to the rear and parking provisions to the front.

<b>Gross Frontage</b>	4.62m	15'2"
<b>Built Depth</b>	14.73m	48'4"
<b>Ground Floor Sales</b>	44m <sup>2</sup>	469ft <sup>2</sup>
<b>Staff Kitchen/Stores</b>	19m <sup>2</sup>	205ft <sup>2</sup>

## LEASE TERMS

The premises are occupied by way of an effective FRI lease expiring 25<sup>th</sup> December 2023 at a passing rental of **£5,750 per annum** exclusive. There is a break option 25<sup>th</sup> December 2021, so a new lease will be considered.

## EPC

The property has an Energy Performance Certificate of **Band C (67)**. A copy of the EPC is available upon request.

## BUSINESS RATES

<b>Rateable Value</b>	£4,700
<b>2020/2021 UBR</b>	£0.499
<b>Estimated Rates Payable</b>	£2,345

*Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers. 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.

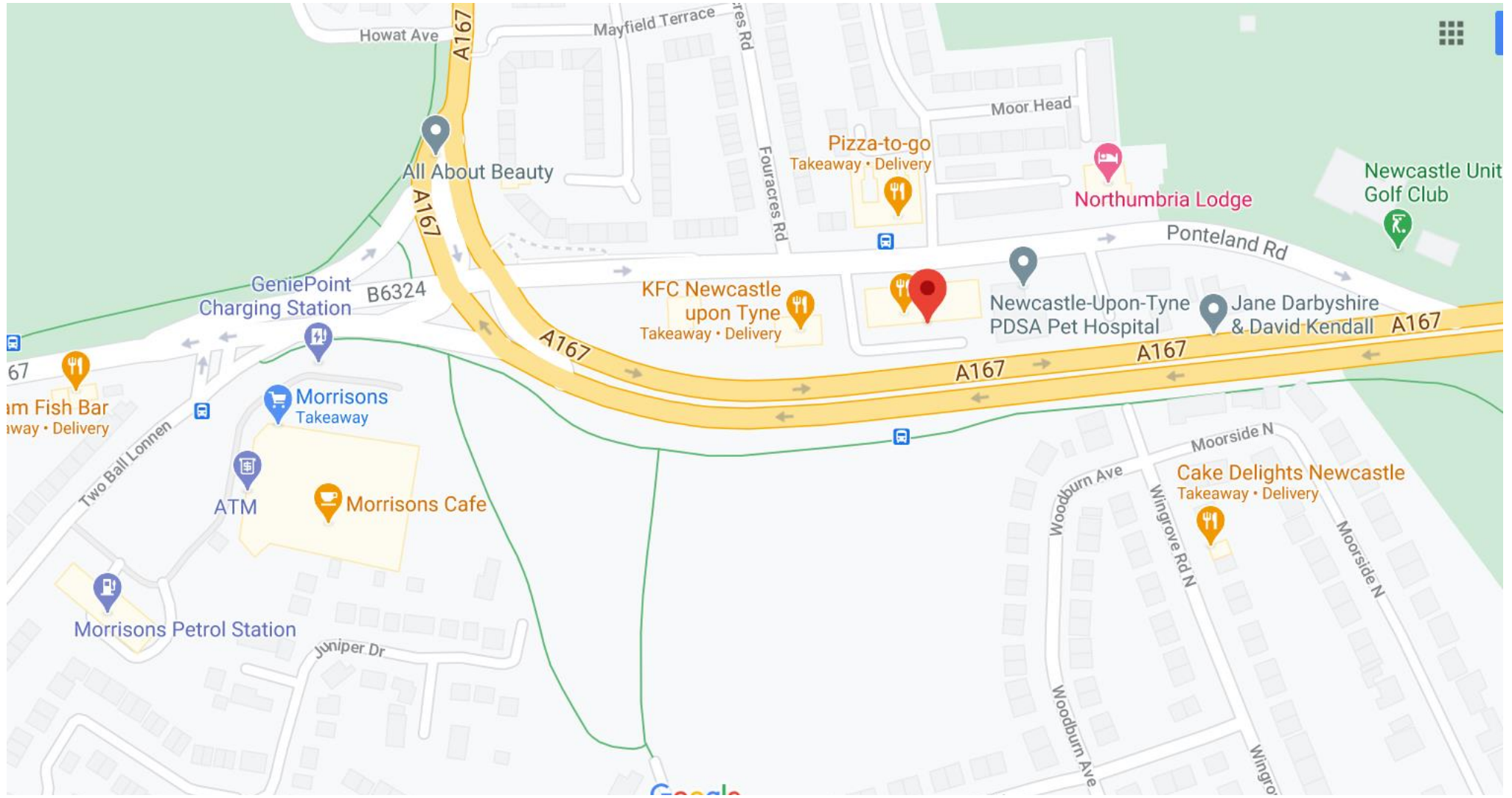
## VIEWING

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