

## TO LET - UNIT 9A (6 Blakett Street) MONUMENT MALL, NEWCASTLE UPON TYNE NE1 7AL



- Full Pedestrianisation and enhanced Public Realm works planned immediately to the front.
- Exclusive Prime City Centre Retail Location
- Close proximity to Monument Metro Station and entrance to Eldon Square
- Nearby retailers include Fenwick, Kiehl's, Michael Kors, Reiss, Rox Jewellery, Hugo Boss, The White Company and Northern Goldsmiths.

## SITUATION

The unit is situated on the exclusive Blakett Street frontage of Monument Mall, the go-to destination for 'high-end' shopping and leisure within the City Centre. Nearby retailers include Hugo Boss, Fat Face, The White Company, Rox, Reiss and White Stuff as well as bar/restaurant operators The Botanist and Banyan.

## ACCOMMODATION

Arranged over ground floor with the following approximate floor areas:

<b>Ground Floor Sales</b>	1463 sqft	135.9 sqm
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## LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available. **Rent on application.**

## BUSINESS RATES

<b>Rateable Value</b>	£159,000
<b>2021/2022 UBR</b>	£0.512
<b>Estimated Rates Payable 2021/22</b>	£81,408

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

## SERVICE CHARGE

The estimated service charge for 2021 is £4,357 per annum

## EPC

A copy of the EPC is 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

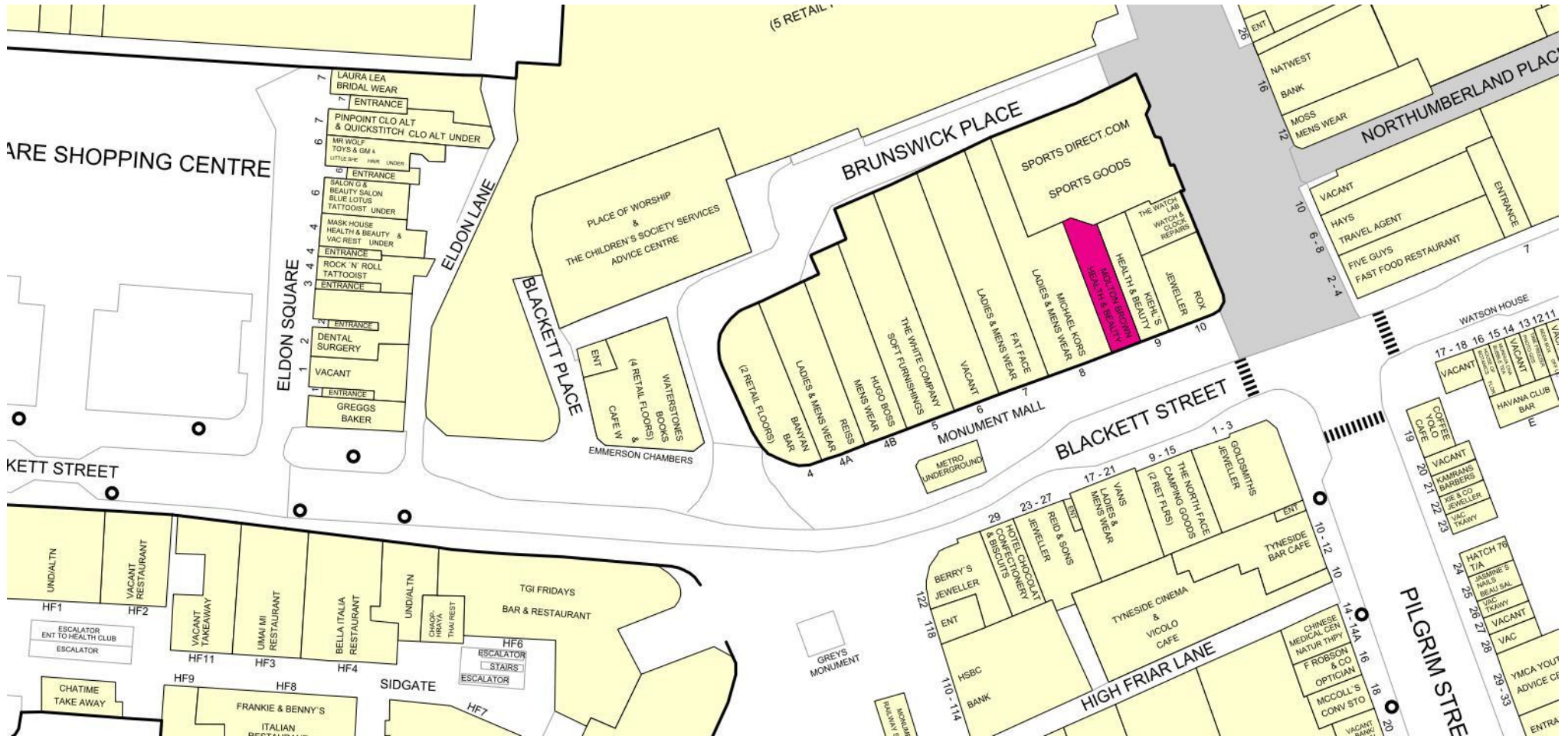
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