

TO LET: UNIT 30-31, GOSFORTH SHOPPING CENTRE, NE3 1JZ FIRST FLOOR WITH DEDICATED ACCESS CAN BE LET SEPARATELY



- The scheme provides 73,000 sq ft of retail space alongside a roof top car park with 100+ vehicles.
- The unit has a partially fitted Commercial Kitchen at first floor but is suitable for a variety of uses under Class E.
- Dedicated Off-Street access to first floor which can be separately let for a variety of uses.
- Tenants include **Sainsbury's, Costa, Boots, WH Smith, Card Factory, Savers Health and Beauty** as well as strong local independent operators.

SITUATION

Gosforth is an affluent suburb of Newcastle upon Tyne located 3 miles north of the city centre. The unit benefits from both external frontage to St Nicholas Avenue and internal frontage to the main shopping mall. Nearby operators include Café Etto, WH Smith, Boots, Card Factory and Savers Health and Beauty.

ACCOMMODATION

Arranged over ground & first floors **which can be separately let** and with loading and parking provisions on the first floor.

The first floor houses elements of a Commercial Kitchen whilst the ground floor also has kitchen facilities. The two floors can be let separately.

Internal Width	34' 9"	10.5m
Ground Floor	1709sqft	158.8sqm
First Floor	1588sqft	147.5sqm

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at an initial rent of **£32,500 per annum exclusive**. Terms per floor are available on request.

EPC

The property has a Energy Performance Certificate of **C**. A copy of the EPC is available upon request.

BUSINESS RATES

The premises need to be re-assessed for rating purposes.

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

SERVICE CHARGE

The Service Charge budget figure for the year to Dec 31st 2023 is £20,000 excl

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:

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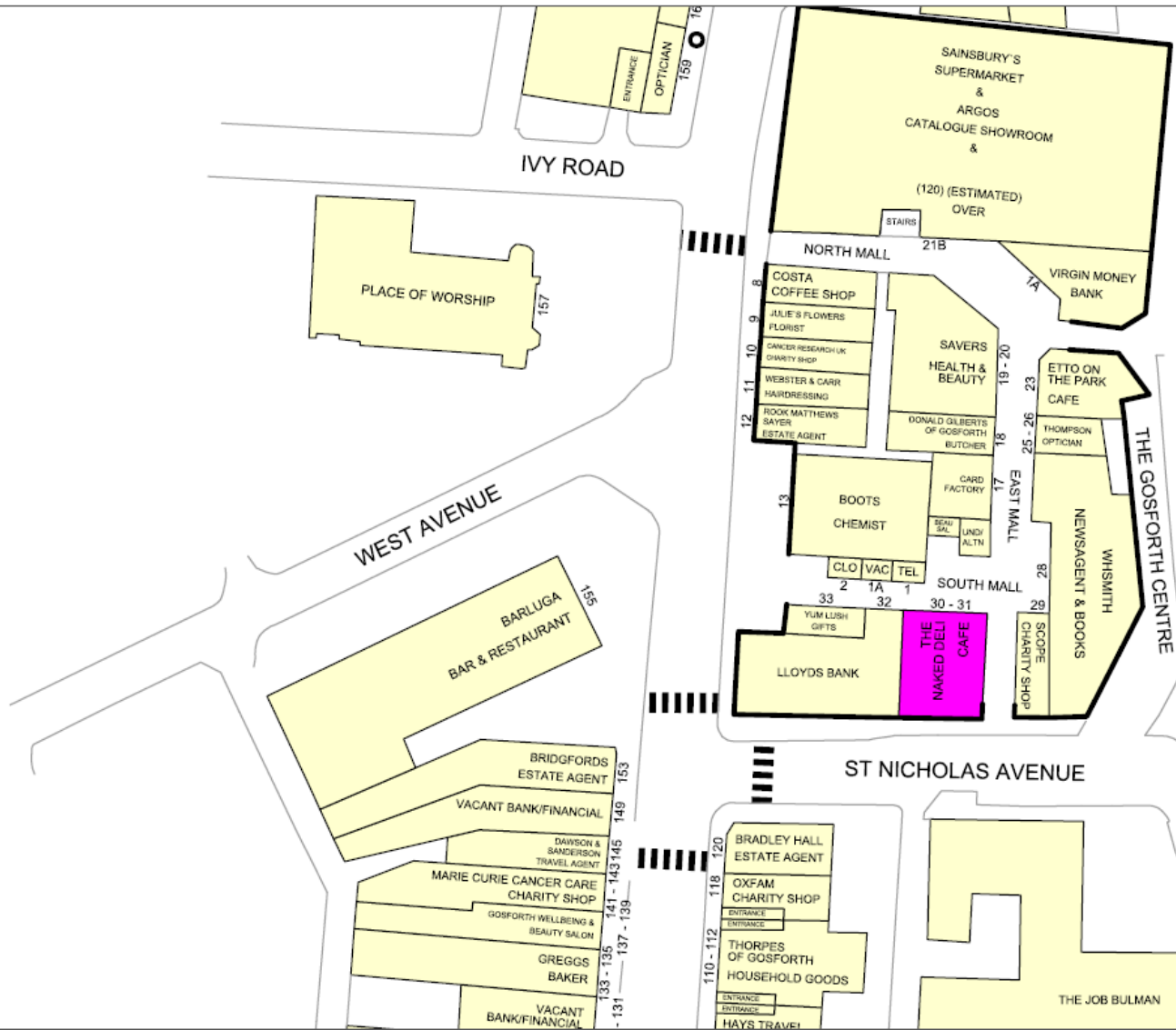
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