

TO LET Unit 9, DENTON PARK SHOPPING CTR, WEST DENTON, NE5 2QZ



- The scheme is anchored by a 80,000 sq ft Morrisons with a large free car park adjacent.
- Prominently located on the upper level of the scheme.
- The unit has suitability for a variety of uses under Use Class E
- Nearby occupiers include **Greggs, Card Factory, The Kracken, Boots, Aruba Sun, Ladbrokes, Nat West and the Newcastle Building Society.**

SITUATION

The property is situated on the upper level of the West Denton Shopping Centre. The Centre is approximately five miles to the north-west of Newcastle City Centre and provides a busy retail parade anchored by the adjoining Morrison's Supermarket.

ACCOMMODATION

Arranged over ground floor only with kitchen/WC facilities at the rear.

Internal Width	5.46m	17'11"
Shop Depth	18.19m	59'7"
Ground Floor Sales	93m ²	1,001ft ²
Rear Store	2.22m ²	24ft ²

LEASE TERMS

A new Effective Full Repairing & Insuring lease for a term to be agreed is available at an initial rental of **£17,500 per annum** exclusive.

EPC

An Energy Performance Asset Rating is **Band E (106)**. A full copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£14,000
2023/2024 UBR	£0.499
Estimated Rates Payable	£6,986

Given the Rateable Value is between £12,001-£15,000, there will be significant discount available on the Rates Payable figure.

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.

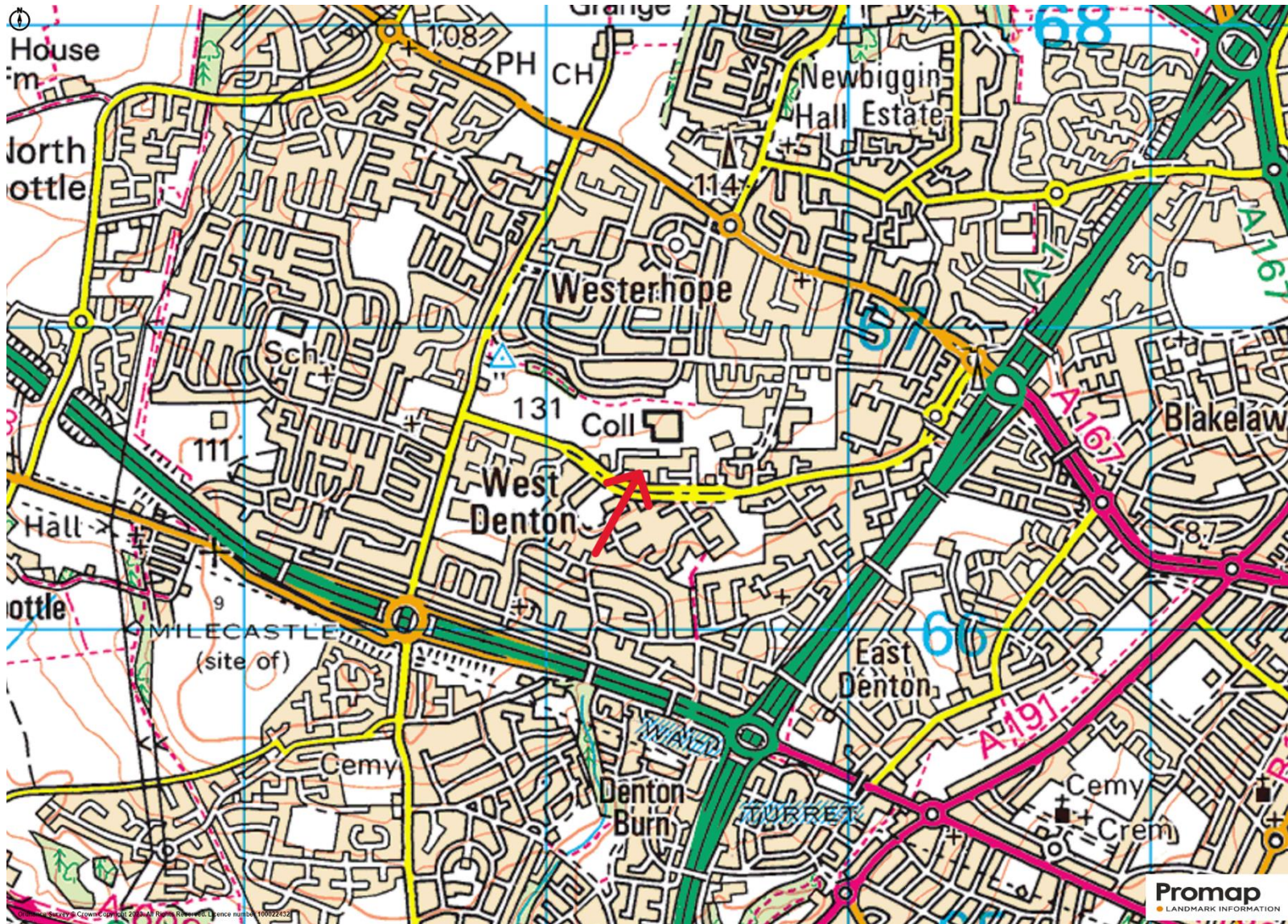
VIEWING

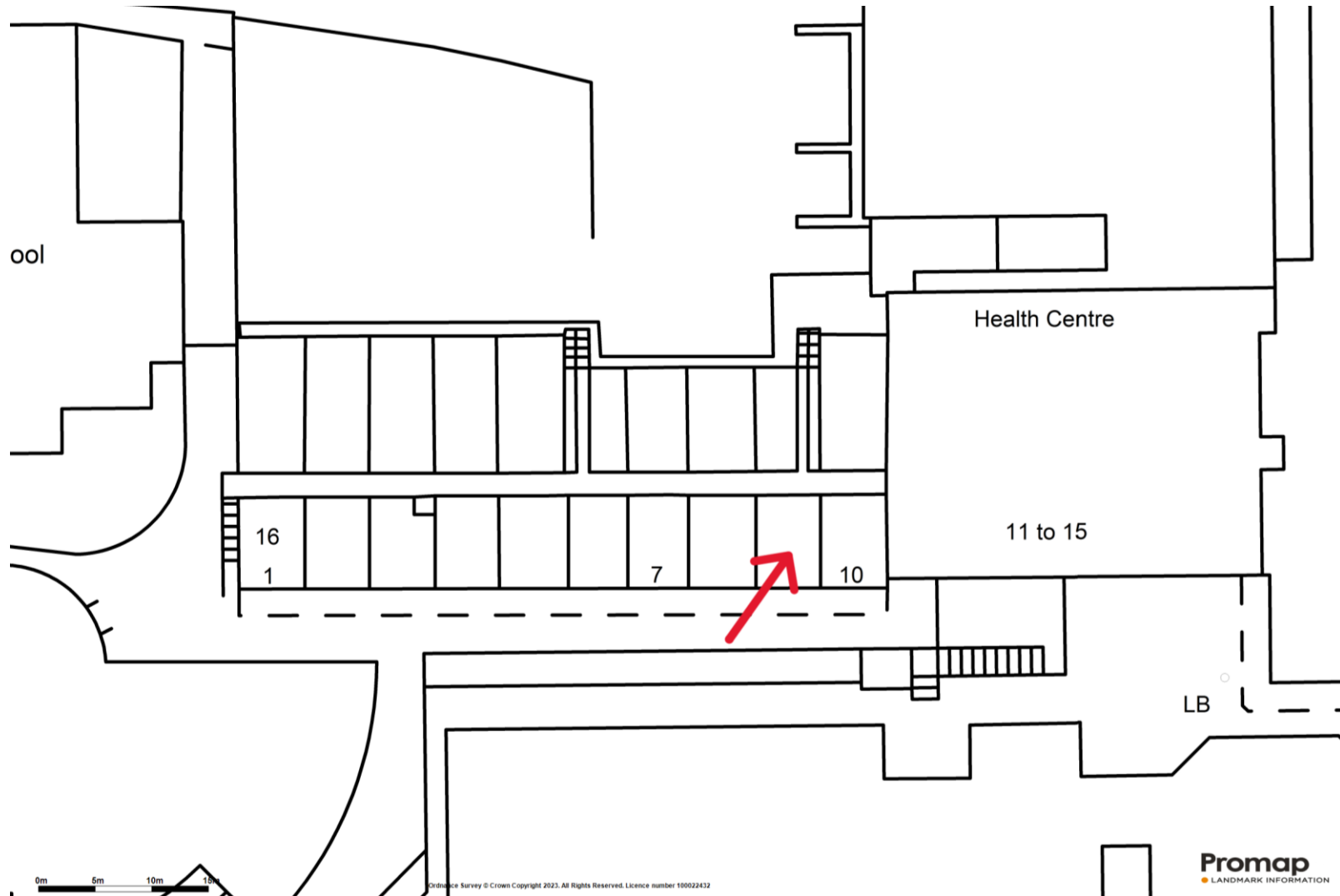
For enquiries, viewing and general information, please contact:

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