

TO LET

1-3 GALLOWGATE, NEWCASTLE UPON TYNE



- Prominent unit on the junction of Gallowgate & Newgate Street/Percy Street.
- E Class Suitable for a variety of uses subject to consents.
- Located a 3 minute walk from St James' Park Stadium and opposite Eldon Square Shopping Centre.
- Nearby occupiers include **Greggs**, **Costa**, **Subway**, **Next**, and **Premier Inn**, amongst others.

LOCATION/SITUATION

The unit sits on the junction of Gallowgate/Percy Street/Blackett Street and Newgate Street with a strong corner frontage. The area is a mix of students and professionals, with occupiers on the street including Muckle LLP, Brewin Dolphin, Ernst Young, Grainger PLC, and Turner & Townsend to name a few.

Close by is St James Metro Station, St James Park Stadium, Eldon Square Shopping Centre, and The Gate leisure complex, with occupiers like Budgens, Greggs, Subway, and Next in close proximity.

ACCOMMODATION

Arranged over ground floor with a non-tradable basement, with the following approximate dimensions and floor areas:

Ground Floor Area	106 m ²	1,137 ft ²
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LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£27,500 per annum** exclusive, subject to vacant possession.

EPC

The property has an Energy Performance rating of E103. Full details available upon request.

BUSINESS RATES

Rateable Value	£28,500
2023/2024 UBR	£0.499
Estimated Rates Payable *(with potential 75% relief)	£14,221*

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. This on an ad-hoc basis.

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.

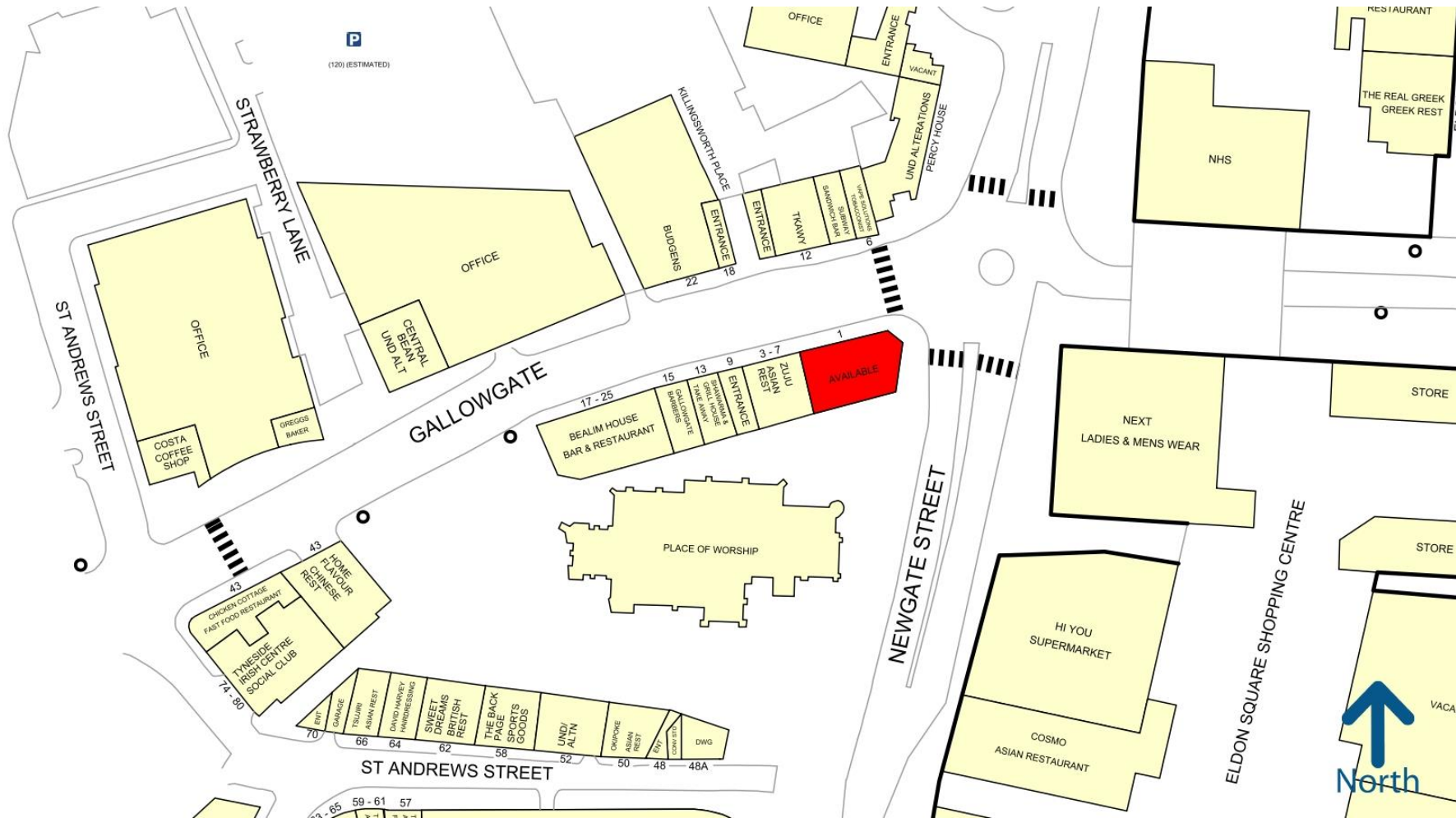
VIEWING

For enquiries, viewing by appointment, and general information, please contact @retail.

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