

TO LET Unit 5, DENTON PARK SHOPPING CTR, WEST DENTON, NE5 2QZ



- The scheme is anchored by an 80,000 sqft 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, Boots, Aruba Sun, Ladbrokes, Nat West, Newcastle Building Society and Morrisons.**



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SITUATION

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. The unit is situated on the upper level of the West Denton Shopping Centre.

ACCOMMODATION

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

Internal Width	5.5m	17'9"
Ground Floor Area	107.5sqm	1,157sqft

LEASE TERMS

A new Effective Full Repairing & Insuring lease for a term to be agreed and subject to 5 yearly rent reviews is available at an initial rent of **£17,500 per annum** exclusive.

EPC

An Energy Performance Asset Rating is **Band B (41)**. A full copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£14,500
2024/2025 UBR	£0.499
Estimated Rates Payable	£7,236

Given the Rateable Value is between £12,001-£15,000, there may be a 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. The budget figure for the year to December 2024 is **£7,697 excl**

COSTS

Each party will bear their respective legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

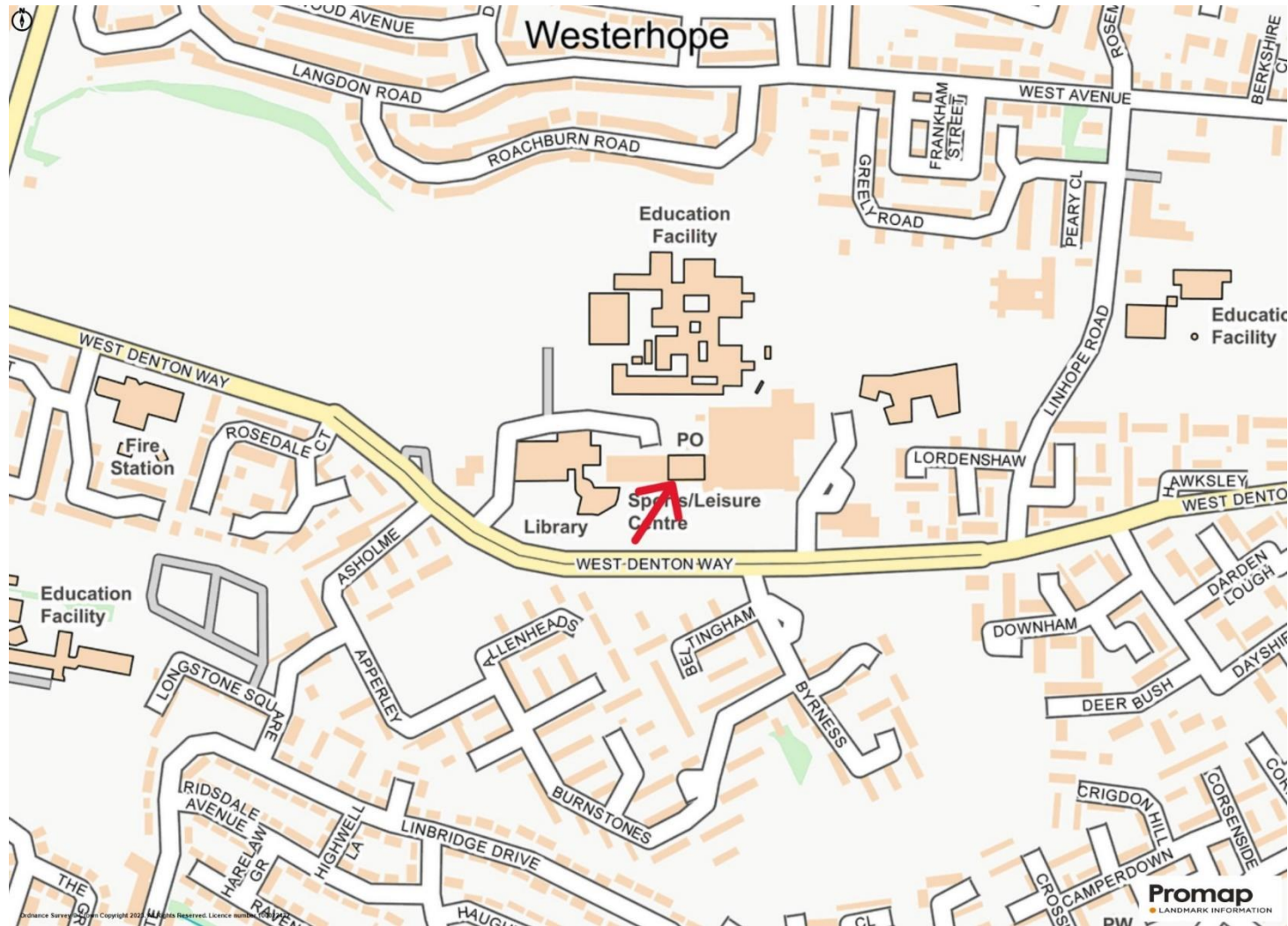
VIEWING

For enquiries, viewing and general information, please contact:

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