

## TO LET

## Unit 2, Branton South, Newcastle Great Park, NE13 9EA



- Prominently located corner position within the heart of Newcastle Great Park town centre.
- Ground Floor area of 1464 sq ft.
- The unit is an ideal location for a Restaurant benefitting from a return frontage, with the opportunity to create an outdoor seating area (STP).
- Newcastle Great Pak is the largest housing development in the North East.
- Nearby occupiers include: **Morrisons, Kwai Feh, Brunton Residential, Vanilla & Dreams, Great Park Pharmacy and Guinot Beauty Salon.**



## **SITUATION**

Newcastle Great Park is the largest housing development in the North East of England, creating a new sustainable and vibrant neighbourhood, 3 miles north-west of Newcastle city centre. When completed the development will consist of 4,500 new homes, over the 1,200 acre site.

The town centre is the community hub for the growing residential and working population at Newcastle Great Park and provides 26,500 sq ft of retail and leisure accommodation across 4 blocks with residential above based around an attractive town square with pedestrianised open space.

## **ACCOMMODATION**

The unit is located within Branton South which has been identified for F&B related uses and will be handed over as a shell unit with

<b>Ground Floor</b>	136sqm	1,464sqft
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Floor plans are available upon request.

## **LEASE TERMS**

A new Full Repairing & Insuring lease for a term to be agreed is available at an initial rental of **£32,000 per annum** exclusive of service charge, building insurance and other occupational costs.

## **EPC**

The property has an Energy Performance Certificate of **Band C (62)**. A copy of the EPC is available upon request.

## **BUSINESS RATES**

The Rateable Value of the premises will need to be assessed once the accommodation has been fitted out.

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

## **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:

### **Ian Angus**

**E:** [iana@atretail.co.uk](mailto:iana@atretail.co.uk)

**M:** 07960 466211

### **Oliver Sunderland**

**E:** [oliver@atretail.co.uk](mailto:oliver@atretail.co.uk)

**M:** 07943 836058



## KEY

- UNITS TO LET
- UNDER OFFER
- ALLOCATED BUILDINGS
- RESIDENTIAL AREAS
- 🚌 BUS STOP

## UNITS TO LET

UNIT	TENANT/STATUS	SQ FT	SQ M
<b>A MIDDLETON NORTH</b>			
1	Guinot	951	88.35
2	Available	1091	101.36
3	Great Park Dental Practice	1550	144.00
4	Great Park Dental Practice	1091	101.36
5	Great Park Pharmacy	937	87.05
<b>B MIDDLETON SOUTH</b>			
1	Lemon Tree Softplay	1694	157.38
2	Goodfellows Estate Agents	1078	100.15
3a	U Salon	1087	101.00
3b	Vanilla & Dreams	928	86.21
4	Brunton Residential	1401	130.15
5	One Stop	1734	161.09
<b>C BRANTON NORTH</b>			
1	Interior Desires Flooring	1163	108.05
2	Interior Desires Flooring	1507	140.00
3	Under Offer	1507	140.00
4	Available	1356	125.98
<b>D BRANTON SOUTH</b>			
1	Available	1798	167.04
2	Available	1464	136.01
3	Under Offer	1464	136.01
4	Kwai Foh Chinese Restaurant	1464	136.01
5	Under Offer	1302	120.96
<b>LAND SITES</b>			<b>ACRES</b>
Pub			0.34
Nursery	Under Offer		0.28

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