

## Property Particulars

# PRIME RETAIL UNIT TO LET

Unit 5

Haymarket

Newcastle upon Tyne

NE1 7PF

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Prime city centre location
- Size 129.73 m<sup>2</sup> (1,397 ft<sup>2</sup>)
- Ground and first floors available
- Prominent frontage
- EPC rating of E118
- Rent of £57,500 per annum

## SITUATION

The subject property is located at Haymarket bus/metro station at the northern end of Northumberland Street within Newcastle City Centre.

Northumberland Street is a prime shopping pitch in the City and benefits from retailers such as Marks & Spencer, Primark and H&M.

Adjacent occupiers in the immediate vicinity include Lloyds TSB, Coral, Ladbrokes, Halifax Bank and Milligans Bakery.

## DESCRIPTION

The premises comprises of the ground and first floors of a mid-terrace building. The Money Shop currently occupies the corner plot unit with the benefit of return frontage onto both Percy Street and Northumberland Street.

The ground floor is currently fitted out as a currency exchange, with a customer area and trading counter accompanied by office and storage space at the rear. The first floor is a combination of offices and staff accommodation featuring a small kitchen, storage area and WC facilities.

The property has beneficial features in place which include, roller shutter doors, fire alarm, double glazed windows, Mitsubishi heating and cooling air conditioning system situated on both floors.

## ACCOMMODATION

We understand that the accommodation provides the following:-

Retail Sales Area	66.60 m <sup>2</sup>	717 ft <sup>2</sup>
Storage	3.70 m <sup>2</sup>	40 ft <sup>2</sup>
First Floor	59.43 m <sup>2</sup>	640 ft <sup>2</sup>
Total NIA	129.73 m <sup>2</sup>	1,397 ft <sup>2</sup>

## TERMS

Available by way of assignment, the premises are held on a lease for a term of 10 years from May 2010 on a Full Repairing and Insuring basis effective via service charge. Alternatively a sublease is available on an FRI basis for £57,500 (Fifty Seven Thousand Five Hundred Pounds) per annum.

## RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premise	£81,500	£39,120

We are advised that the rateable value of the premises as at 1 April 2010 is £81,500 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48.0p in the pound. However, interested parties should confirm the current position with the Local Authority.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## VIEWING

For general enquiries and viewing arrangements please contact agents Bradley Hall Chartered Surveyors or Sanderson Weatherall.

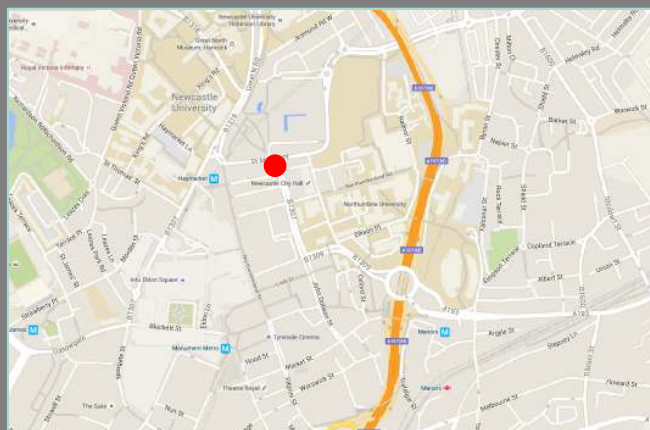


## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



## IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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