

## PROMINENT RETAIL UNIT TO LET

# NEWCASTLE UPON TYNE 19 SAVILLE ROW



### Location

Newcastle upon Tyne is the economic and administrative capital on the North East of England, with an immediate catchment population of 616,000. Newcastle City Centre is the retail focus for the wider North East region, centred around Intu Eldon Square and Northumberland Street

The property is located in close proximity to the main retail pitch, Northumberland Street. The unit is well positioned fronting Saville Row located between Canaca Café and Hadley's Estate Agent and in close proximity to Tesco Express.

### SAVILLS MANCHESTER

Belvedere, 12 Booth Street  
MANCHESTER M2 4AW

[savills.co.uk](https://www.savills.co.uk)

savills

## Accommodation

The property comprises a well configured retail sales area to ground floor with staff and ancillary accommodation at the rear. Servicing is undertaken via a service yard and car park to the rear of the building.

We understand the ground floor comprises the following approximate dimensions and floor areas:

Ground Sales:	120.70 sq m	1,299 sq ft
---------------	-------------	-------------

## Passing Rent

£28,000 (exclusive of, but liable to, VAT).

## Tenure

The premises are available by way of an existing effectively FRI lease expiring 30 April 2024. Alternatively a new lease is available for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£32,500
UBR 2020/21	£0.499
Rates Payable	£16,217.50

Rates Payable are not due in the year 2020/2021 (from and to 1<sup>st</sup> April) for certain retail, hospitality, leisure and nursery businesses due to government support in response to the Coronavirus pandemic.

Interested parties are advised to enquire with the Local Authority to confirm their eligibility and exact rating liabilities.

## Planning

Use Class E

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Further Information & Viewing

Further Information & Viewing upon request.  
Viewing strictly by appointment with Savills.

## Contact

**Maddie Stewart**  
07977030165  
maddie.stewart@savills.com

**Steve Henderson**  
0113 220 1206  
shenderson@savills.com



### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

November 2021

**savills**