

UNIT 83 LOWER YELLOW MALL METROCENTRE GATESHEAD, NE11 9YG

LUNSONMITCHENALL



LOCATION

Metrocentre is the principal regional shopping centre in the North of England and the largest covered shopping and leisure complex in Europe, providing in excess of 2.0M sq ft of retail and leisure accommodation with over 9,250 free car parking spaces.

The centre is anchored by **Marks & Spencer**, **Next** and **Odeon Cinema**, with other retailers including **Primark**, **Zara** and **Apple**.

Unit 83 is located on Lower Yellow Mall adjacent to **Muffin Break** and **Deichmann** and close to **Primark**, **Therapie** and **Menkind**.

ACCOMMODATION

The unit provides the following approximate dimensions and net floor areas:-

Internal Width:	7.80 m	25' 7"
Shop Depth:	22.96 m	75' 4"
Ground Floor NIA:	138.24 sqm	1,488 sqft

QUOTING BASE RENT

On application. The rent payable will be the greater of a percentage of gross turnover (less VAT) or the Base Rent. The Base Rent is fixed at 80% of the full rental value (FRV).

TENURE

The unit is available by way of a new lease 10 year lease subject to five yearly upward only rent reviews. The lease will include provisions for a service charge, making it effectively full repairing and insuring.

RATES

Rateable Value: £168,000

Interested parties are advised to verify the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated annual service charge for 2020 is £16,412 pa.

COSTS

Each party is to be responsible for their own legal costs.

CODE OF PRACTICE

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Immediate.

EPC

A certificate is available on request.

VIEWING / FURTHER INFORMATION

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Charles Jacks: charlesi@lunson-mitchenall.co.uk

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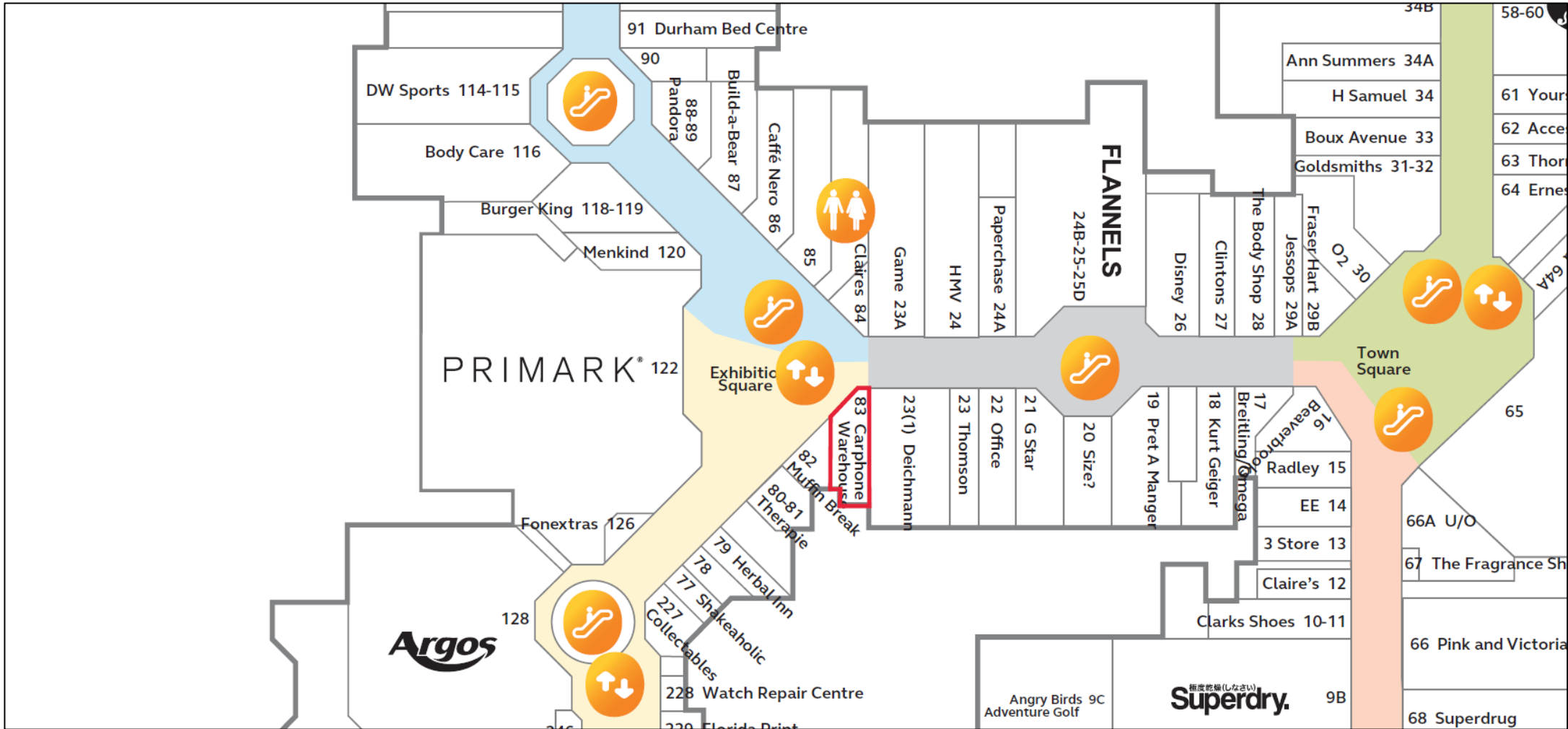
Subject to Contract October 2020

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

020 7478 4950
LUNSON-MITCHENALL.CO.UK

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