



# 16 SHAKESPEARE STREET, NEWCASTLE UPON TYNE, NE1 6AQ

City Centre Shop to Let.

## LOCATION

The property has frontage to Shakespeare Street which connects Grey Street and Pilgrim Street in a mixed specialised retail and office location, with ease of access to the Metro Rapid Transit System and bus stations. The shop faces the side of the Theatre Royal, opposite the Stage Door.

Newcastle's prime shopping core of Northumberland Street and Eldon Square is only a few minutes' walk and Central Station can be reached within a 10 minute walk.

## DESCRIPTION

The premises comprise a shop unit arranged on three main levels within a mixed retail restaurant and office building known as Shakespeare House, constructed in brick and stone.

The shop benefits from a display frontage with fascia above. There is an internal security screen installed across the shop front. The unit offers interesting accommodation, with a suspended ceiling incorporating integral Category II and spot lighting and polished exposed timber floors to the main retailing areas. The unit is ready for immediate occupation.

The property would be suitable for a variety of retail uses or ground floor office use (Class A2).

The property forms part of a Listed building and lies within the Newcastle Central Conservation Area.

## ACCOMMODATION

<b>Ground Floor</b>		
Sales	23.69 sq m	(255 sq ft)
<b>Basement</b>		
Sales	36.72 sq m	(395 sq ft)
Rear Store	15.75 sq m	(170 sq ft)
Front Store	23.84 sq m	(257 sq ft)
<b>Mezzanine</b>		
Sales	9.96 sq m	(107 sq ft)
Kitchen	4.54 sq m	(49 sq ft)
Staff W.C.		

## LEASE TERMS

The accommodation is available for a term of years to be agreed, by way of an effectively full repairing and insuring standard form of lease for the building.

## RENT

£15,000 per annum plus VAT. This rent is exclusive of Business Rates and is payable quarterly in advance.

## SERVICE CHARGE

A service charge will be payable to enable the landlord to recover from the tenant a fair proportion of the costs of maintaining, managing and insuring the building and common areas.

## RATEABLE VALUE

The rateable value is £10,000. Interested parties should contact the Business Rates Department of Newcastle City Council.

## LEGAL COSTS

Each party to bear its own legal costs in connection with the preparation and execution of the lease.

## VIEWING

Strictly by appointment through Stanton Mortimer Property Consultants (reference MAB/PJF), or Joint Agents Storeys:SSP

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barrass Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

All figures quoted above are exclusive of VAT where chargeable. The property is registered for VAT purposes.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

Property Ref: **MAB/NS0206** Particulars Prepared: **05/10**

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# STANTON MORTIMER

PROPERTY CONSULTANTS

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Re-order Number 116917/05/2010