

**SHOP TO LET
UNIT 17,
GOSFORTH SHOPPING CENTRE
NEWCASTLE UPON TYNE
NE3 1JZ**



LOCATION

Gosforth is an affluent suburb of Newcastle upon Tyne, approximately 3 miles north of the city centre. Gosforth Shopping Centre fronts High Street, which is the principal retail pitch within the town, and provides approximately 73,000 sq ft of space in an attractive, modern retailing environment together with a 114 space roof-top car park.

The scheme boasts an attractive tenant mix, comprising both multiple and independent retailers, and is anchored by a 33,000 sq ft Sainsburys food store with other tenants including the likes of Costa, Boots, WH Smith, Rosie's Coffee Shop, Thompson Opticians and Virgin Money.

DESCRIPTION

The subject unit comprises a mall level lock up and occupies a prominent corner position with return frontage inside the scheme, opposite WH Smith and adjacent to Donald Gilbert's Butchers.

The unit is available as a whole or could be subdivided as follows:-

ACCOMMODATION

As a whole – Unit 17 provides:-

Internal Width (max)	14.29 m	46' 10"
Return Frontage	2.80 m	9' 02"
Sales Depth	8.93 m	29' 04"
Mall Level NIA	117.82 m ²	1,269 sq ft

Subdivided Unit 17a will provide:-

Internal Width (max)	8.91 m	29' 03"
Return Frontage	2.80 m	9' 02"
Mall Level NIA	69.86 m ²	752 sq ft

And Unit 17b will provide:-

Internal Width (max)	5.38 m	17' 08"
Shop Depth	7.81 m	25' 02"
Mall Level NIA	41.84 m ²	450 sq ft

TENURE

The property is available by way of a new effectively full repairing and insuring lease via a service charge mechanism for a term to be agreed.

RENT

Unit 17 (as a whole) £35,000pa

Unit 17a £25,000pa

Unit 17b £15,000pa

RATES & SERVICE CHARGE

With effect from 1 April 2010 we understand the whole property is assessed for rating purposes as follows:

Ratable Value	£23,750
Rates payable April 2015/16	£11,709

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council, Tel: 0191 220 7000).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with any transaction.

CODE OF PRACTICE

The landlord accepts the principles and will be flexible in considering alternative terms offered in accordance with the Commercial Lease Code of Practice.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating in Band C (66). A copy is available if required.

VAT

All figures quoted in these terms are exclusive of VAT where chargeable

VIEWING

Strictly by appointment with @retail:

Bob Fletcher
0191 280 4238
bob@atretail.co.uk

Paul Harvey
0191 280 4226
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Or alternatively:
Richard Webster at our joint agents
Jackson Criss
richardw@jacksoncriss.co.uk
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NOVEMBER 2015

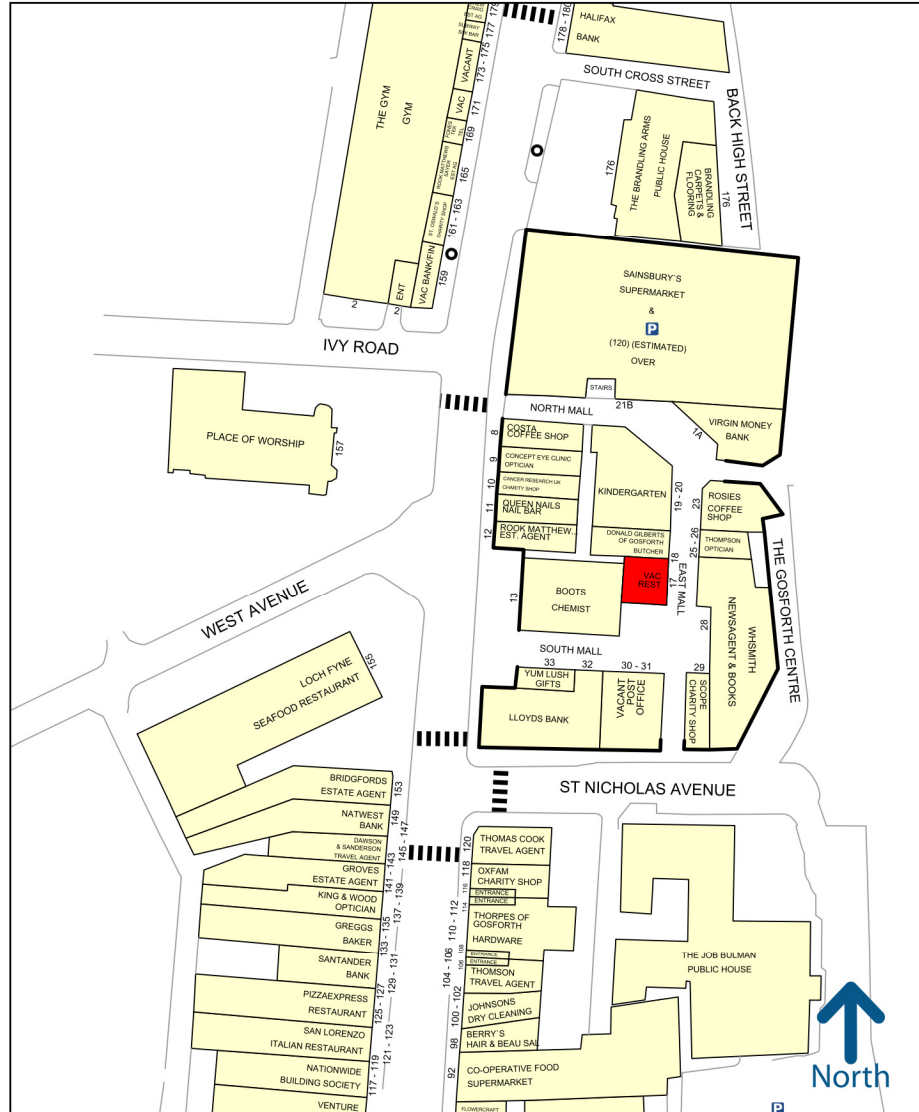




Gosforth Shopping Centre,
Newcastle Upon Tyne



ANGUS : THURLBECK : FLETCHER



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Ordnance Survey 100019885

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