

Upon the instructions of



**GROUND FLOOR & BASEMENT PREMISES
TO LET BY WAY OF ASSIGNMENT
6-8 SAVILLE ROW
NEWCASTLE UPON TYNE
NE1 8JE**



**CITY CENTRE POSITION JUST OFF NORTHUMBERLAND ST
FORMER BANKING PREMISES
CRUISE, JD SPORTS, HOLLYWOOD BEAUTY
TESCO, H&M, SUPERDRUG and FENWICKS CLOSE BY
GROUND FLOOR SALES 2,517 SQ FT
CURRENT RENT £80,000PA**



Cobalt Business Exchange Cobalt Business Park, Cobalt Park Way, Newcastle upon Tyne, NE28 9NZ

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ATF Retail Limited: Registered in England: 9196582

NEWCASTLE

- Newcastle is one of only seven British City Centre's with a shopper population of over 500,000 including c.160,000 under 25's
- 2.2M people live within a 45 minute drive time
- 51,000 students at Newcastle's two Universities (both five minutes walk)
- Newcastle is a Regional Retail destination the core of which is centred around into Eldon Square and Northumberland St.

LOCATION

Saville Row is a spoke street running east off the 100% prime section of Northumberland St. The subject property lies approximately 50m to the West of Northumberland St. **Superdrug** and **H&M** are situated either side of Saville Row. **Samsung**, **Fenwick**, **WH Smith** and **JD Sports** are also in the immediate vicinity.

Saville Row is dominated by an eclectic mix of retailers including high end fashion retailer **Cruise**, **Hollywood Beauticians**, **Tesco**, and a mix of local retailers and cafes. Northumbria University is across John Dobson St and this is one of the main thoroughfares linking the campus with the City Centre.

DESCRIPTION

Formerly an HSBC branch the premises are currently occupied as an estate agency for Newcastle City Council's residential estate. This operation is to be relocated elsewhere in the City Centre and these premises will become available in late Spring.

The accommodation is arranged over ground and basement levels and has been well maintained and fitted to a high standard including partitioning and air conditioning throughout the ground floor.

ACCOMMODATION

Net Frontage	8.80m	28' 10"
Internal Width (min)	8.80m	28' 10"
Internal Width (max)	12.74m	41' 09"
Built Depth	21.51m	70'06"
Ground Floor Sales	233.85 m ²	2,517 sq ft
Ground Floor Ancil	6.09 m ²	66 sq ft
Basement Stores	68.73 m ²	740 sq ft

The basement includes a Strong Room facility

TENURE

The premises are available by way of an assignment of our client's leasehold interest salient terms of which are as follows:-

Term 20 years from October 2004
Repairs FRI via service charge
Reviews 5 yearly upward only next due 2019
Current rent £80,000pa
Copy of my client's occupational lease can be made available on request.

RATING ASSESSMENT

According to the Valuation Office Website - <https://www.gov.uk/correct-your-business-rates>

The 2017 Draft Rating Assessment is as follows

Rateable Value £88,000

According to the same website the estimated rates payable for the financial year 2017/18 is £42,152

Interested parties should make their own enquiries as subject to individual circumstances the actual amount payable may vary.

PRICE

Our clients are seeking offers in excess of £15,000 for the benefit of their leasehold interest

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available for inspection prior to completion.

VAT

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

VIEWING

Strictly by appointment with @retail:

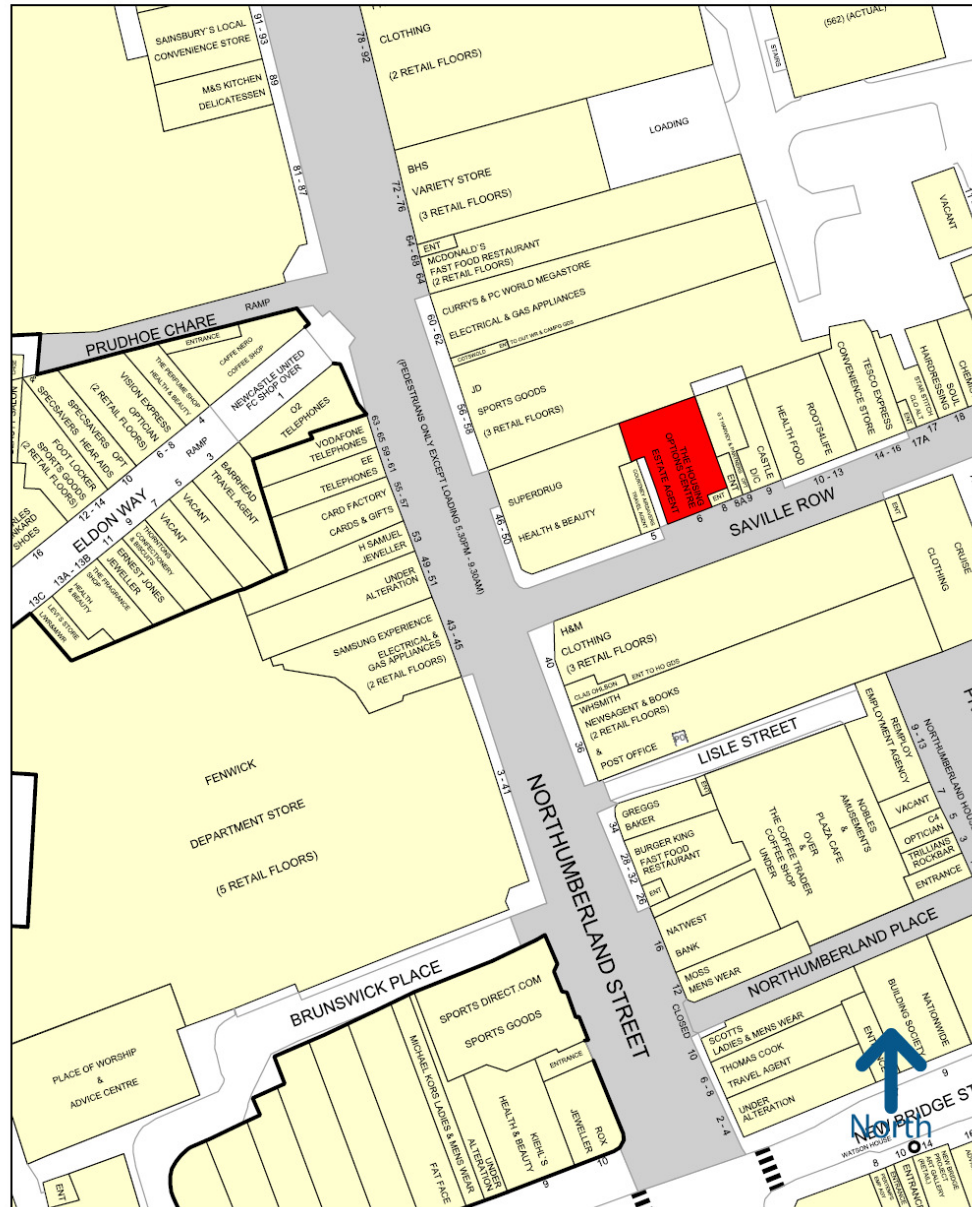
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JAN 2017





Newcastle upon Tyne - Central



Experian Goad Plan Created: 11/11/2016
Created By: ATF Retail



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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: Every reasonable effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



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