



Sanderson  
Weatherall

# TO LET RETAIL UNIT



Unit K11, Eldon Garden, Newcastle upon Tyne, NE1 7RA

[sw.co.uk](http://sw.co.uk)



ITZA: 804 sq ft (74.70 sq m)

Flexible Terms Available

Close to the multi-storey car park

Prominent Upper Floor Location

Rent free

## Location

Eldon Garden provides three trading levels across approximately 80,000 sq ft of retail space incorporating 35 separate units. This niche shopping centre is set in the heart of Newcastle upon Tyne. Eldon Garden is in a busy central location and is an integral part of Newcastle's retail landscape.

Eldon Garden is at the heart of Newcastle's retail offering. With a convenient multi-storey car park next door and easy access to shops. There is direct access into John Lewis and intuEldon Square, making Eldon Garden the strategic location.

Occupiers in close proximity to the centre include John Lewis, Tesco Express, PureGym and Bravissimo.

## Description

This unit occupies a good position on the first floor of Eldon Garden next to the multi-storey car park. The unit has glazed windows, is uniform in shape with kitchen and storage facilities.

The unit benefits from footfall throughout the day from those shopping in Eldon Garden and moving between the car park and into intuEldon Square.

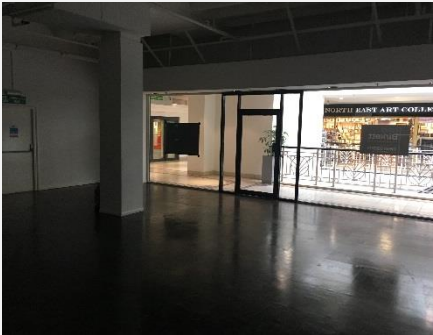
## Accommodation

From onsite measurements we understand the property has the following area in terms of Zone A (ITZA):-

Description	Sq m	Sq ft
Total ITZA	74.70	804

## Rent

Rent free.



## Rateable Value

With effect from 1<sup>st</sup> April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value £24,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

The unit has since been split into two separate units and therefore will need to be reassessed on occupation.

## Services

We understand that all mains services are located to the site. All interested parties should make their own enquiries.

## Tenure

Leasehold. Business rates, service charge and insurance payable only.

## Legal Fees

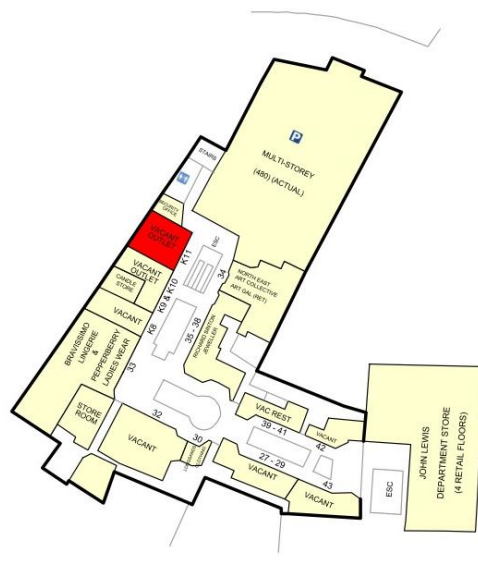
Each party to be responsible for their own legal costs incurred in the transaction.

## Energy Performance Certificate

An EPC is available upon request.

## VAT

All prices quoted are exclusive of VAT where chargeable.



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Created By: Sanderson Weatherall

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

February 2019

**SW**

Strictly by prior appointment with the agents:

**Mark Convery | 0191 269 0103**

[mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

**Henry Mawhood | 0191 269 0105**

[henry.mawhood@sw.co.uk](mailto:henry.mawhood@sw.co.uk)

Or via our joint agents Reid Birkett:

**Mike Birkett | 0166 182 0771**

[mike@reidbirkett.co.uk](mailto:mike@reidbirkett.co.uk)

**Sanderson Weatherall**  
22-24 Grey Street,  
Newcastle upon Tyne,  
NE1 6AD

**Sanderson  
Weatherall**

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