

KIOSK A MONUMENT MALL 1A NORTHUMBERLAND NEWCASTLE UPON TYNE NE1 7AL

ON THE INSTRUCTIONS OF AURUM GROUP LTD
CONFIDENTIALLY AVAILABLE
STAFF UNAWARE



LOCATION

The premises are located in a prime position on this major shopping thoroughfare in the heart of Newcastle City Centre within Monument Mall and fronting Northumberland Street by the junction with Blakett Street. Nearby retailers include The North Face, Vans, Hugo Boss, Fat Face, Rox Jewellers, Fenwick, Marks & Spencer and John Lewis Department Store.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years from 24 June 2016 inside the Landlord & Tenant Act 1954 Part II provisions relating to Security of Tenure.

RENT

£23,000 pax subject to a rent review effective 24 June 2021.

SERVICE CHARGE

To be confirmed.

VAT

VAT will be charged at the appropriate rate, if applicable.

LEGAL COSTS

Each party is to be responsible for it's own legal costs incurred in the transaction.

EPC

An EPC will be made available upon request.

ACCOMMODATION

The premises are arranged on ground floor only having the following the following approximate areas;

Kiosk A		
Ground Floor Sales	40 sq ft	3.7 sq m
Ground Floor Store	30 sq ft	2.8 sq m

RATES

Rateable Value	£25,671
UBR 2018/19	48.0p in the £
Rates Payable	£12,322

Interested parties are advised to verify these figures by contacting the local authority, Newcastle City Council, on 0191 232 8520.

VIEWING

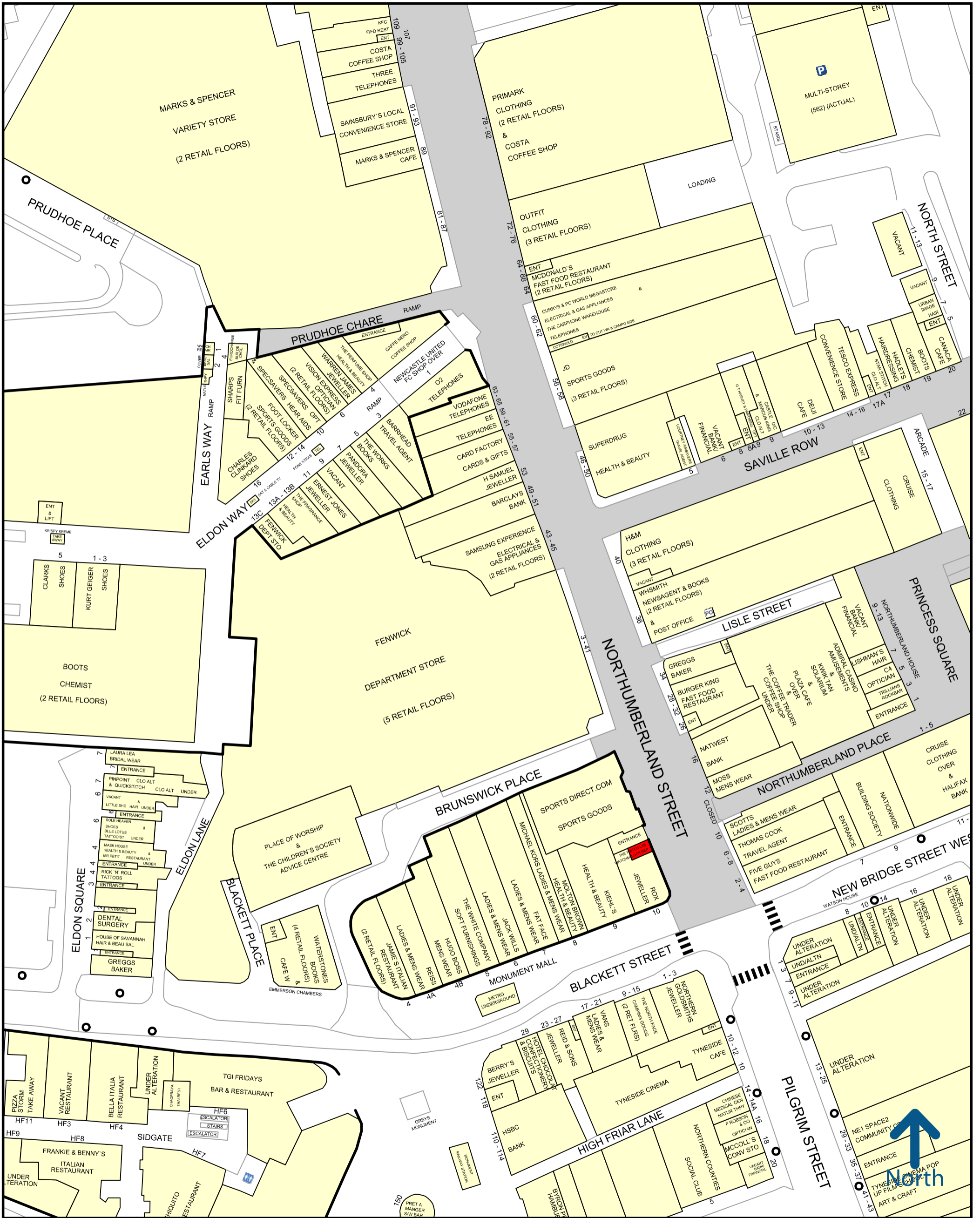
Strictly by appointment through the Assignors sole agents as staff are unaware.

CONTACTS

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50 metres

Experian Goad Plan Created: 15/08/2018
Created By: Stephen Kane and Co



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