

TO LET: DOUBLE FRONTED CITY CENTRE RETAIL UNIT 99-103 GRAINGER STREET, NEWCASTLE UPON TYNE NE1 5AE

LOCATION

The premises which comprise the ground floor and basement of an attractive Grade II Listed building are situated centrally on Grainger Street within the city centre. Nearby retailers include **TJ Hughes, Maplin, Bon Marche, McDonalds, Start Fitness** and the popular **Grainger Market** is located immediately to the rear as indicated on the attached Goad Extract.

ACCOMMODATION

The accommodation is arranged on ground and basement levels and offers the following approximate floor areas and dimensions:-

Ground Frontage	45 ft	13.7 m
Internal Width	43 ft 9 ins	13.3 m
Ground Floor Sales	1,393 sq ft	129.4 sq m
Basement Storage	1,340 sq ft	124.5 sq m
Basement Staff	139 sq ft	12.9 m
Basement Office	48 sq ft	4.5 sq m
WC/Ancillary		

LEASE TERMS

The premises are offered by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£85,000 per annum** exclusive subject to five yearly rent reviews.

RATEABLE VALUE

We are verbally advised that the premises are assessed as follows:-

Rateable Value:	£85,500
Rates Payable April 2014/15:	£40,970

Interested parties are advised to contact the Local Rating Authority for verification of the above.



VAT

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

LEGAL COSTS

Each party will bear their respective legal costs incurred in connection with the transaction.

VIEWING

Strictly by prior appointment through @retail:-

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SUBJECT TO CONTRACT

SEPTEMBER 2014



