

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:-

Ian Angus

DD: 0191 280 4235 Mob: 07960 466211 Email: iana@atretail.co.uk

Dan Turner

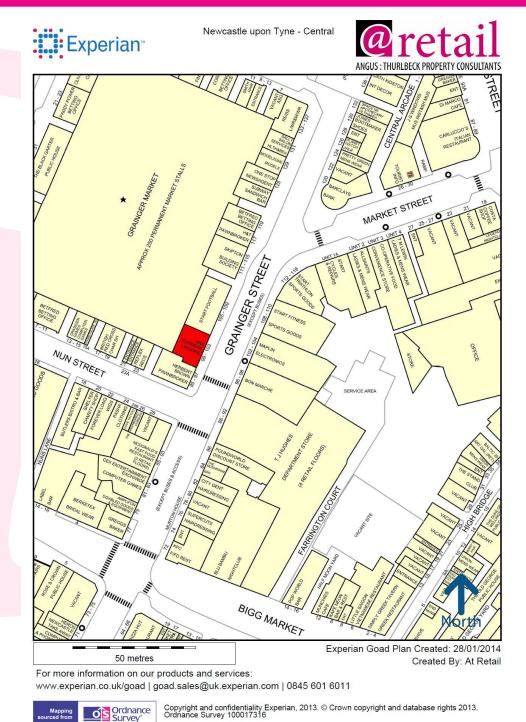
DD: 0191 280 4237 Mob: 07760 165077 Email: dan@atretail.co.uk

SUBJECT TO CONTRACT

SEPTEMBER 2014







- Misrepresentation Act 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

 1. These particulars do not constitute any part of an offer or contract.

 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.

 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.
- to the property.

 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working

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

Ordnance Survey*

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:

Every reasonable effort has been made by ATF Retail Limited to ensure accuracy and to check the facts contained in these particulars are complete. 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.

