

Property Particulars

RETAIL UNIT TO LET

5 Bigg Market
Newcastle upon Tyne
Tyne & Wear
NE1 1UN

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Ground and First Floor Premises
- Total size of 162.7m² (1,752ft²)
- Prominently Located on Bigg Market
- EPC Rating E109
- Benefits From A5 Use Class
- Rental of £35,000 per annum

SITUATION

The property is located on Bigg Market in the heart of the Newcastle City Centre. Bigg Market is a popular retail and leisure location whilst also providing access to other high profile destinations including Collingwood Street, High Bridge, Grey Street and The Gate.

Nearby retail occupiers include Best One Xpress, Holland and Barrett and Kommando Outdoors. The close by leisure operators includes Passing Clouds, Stein Bier Keller and The Gentleman.

DESCRIPTION

The property is a retail unit comprising of 1,752 sq ft over ground floor sales and first floor stores and is complete with a traditional shop frontage. The property benefits from an A5 Hot Food Takeaway use class license although would be suitable for a variety of uses and occupiers.

ACCOMMODATION

The accommodation comprises:

Ground Floor	139.30m ² (1,499ft ²)
First Floor Stores	23.49m ² (253ft ²)
Total Size	162.79m² (1,752ft²)

TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £35,000 (Thirty Five Thousand Pounds) per annum. An additional service charge is payable and details are available on request.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop & Premises	£29,250	£14,157

2017 Rating	£33,000
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We are advised that the rateable value of the premises as at 1 April 2010 is as above and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48.4p in the pound. However, interested parties should confirm the current position with the Local Authority.

As a new occupier rights of appeal may exist against this assessment.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact Kristian Sorensen at Bradley Hall Chartered Surveyors or join agent s Gavin Black & Partners or Simon Bartlett.

Tel: 0191 232 8080

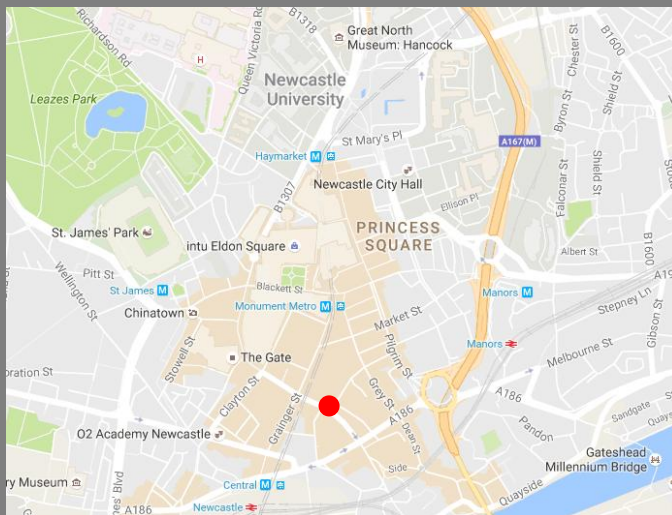
Email: Kristian.sorensen@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

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