

Large City Centre Retail Unit



TO LET
REDUCED RENT

City Centre Location

Close to new Maldron Hotel
and associated Leisure and
Retail facilities

Capable of subdivision

Rear loading and
goods lift

64-68 Clayton Street | Newcastle upon Tyne | NE1 5PF



LOCATION

Newcastle upon Tyne is the economic and administrative capital of the North East of England, with an immediate catchment population of 616,000. Newcastle City Centre is the retail focus for the wider North East region, centred around into Eldon Square, Northumberland Street and Grainger Town.

SITUATION

The premises present a prominent frontage to the southern section of Clayton Street, part of the retail core of Grainger Town. Clayton Street benefits from being on principle bus routes in the city centre and acts as the value retail destination in Newcastle.

To the north of the property a new 4 Star Maldron Hotel and 575 bed student residential accommodation alongside ground floor retail and Leisure accommodation has been built. This is a landmark City Centre development benefitting the surrounding streets.

Retailers represented on Clayton Street include Heron Frozen Foods, British Heart Foundation, Brighthouse and Poundland Plus. Newcastle's O2 Academy music venue is located further south on the street.



DESCRIPTION

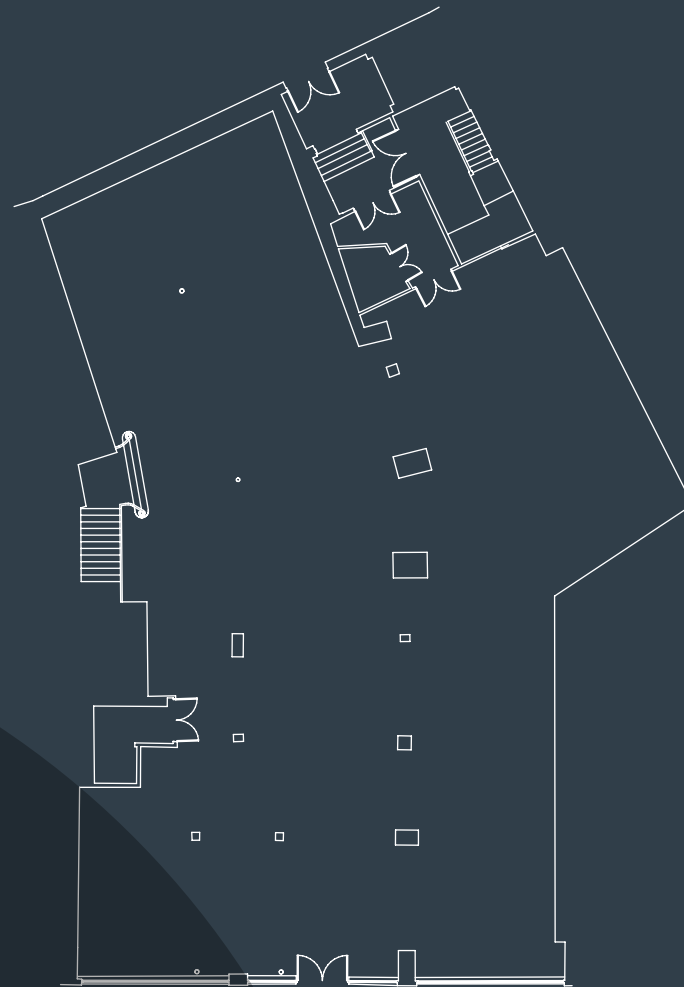
The property provides a large ground floor sales area, with a loading area to the rear accessible from Low Friar Street. Part of the first floor is suitable for sales and is accessible from the ground floor via a goods lift to the rear.

ACCOMMODATION

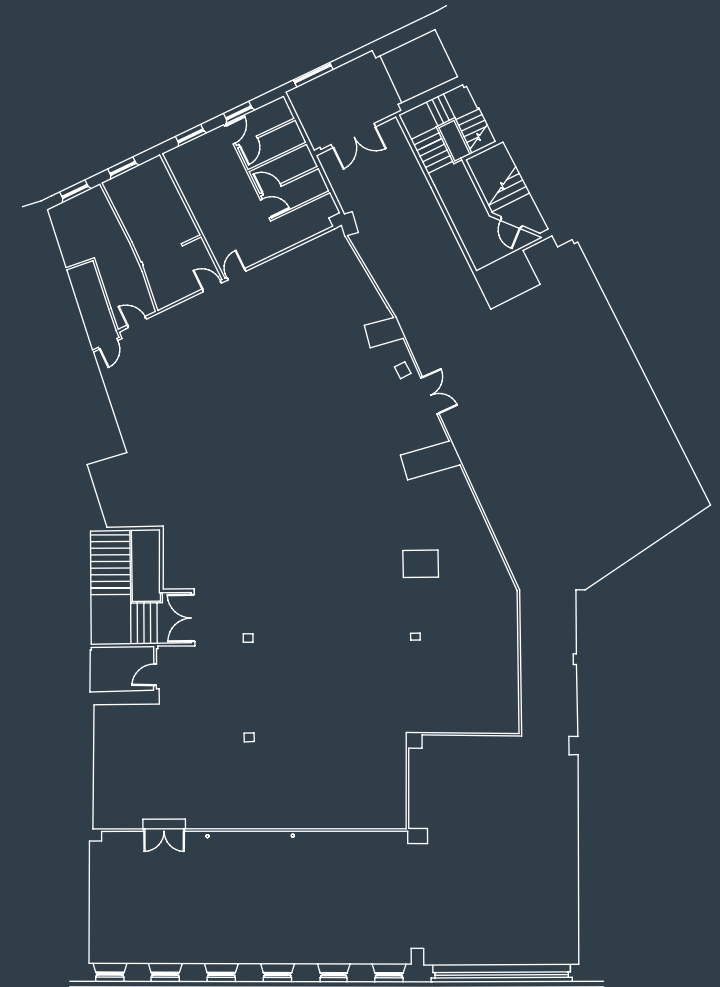
The premises offer the following approximate floor areas:

Ground Floor	5,884 sqft	546.63 sqm
First Floor Sales	2,884 sqft	267.93 sqm
First Floor Ancillary	3,282 sqft	304.91 sqm

Ground Floor



First Floor



LEASE TERMS

The property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed, at a rent of **£60,000pa** excl.

BUSINESS RATES

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

Rateable Value	£83,500
Rates Payable April 2019/20	£42,084

Interested parties are advised to make their own enquiries of the Local Rating Authority for verification of the above.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C(51) . The certificate is available upon request.

LEGAL COSTS

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

VAT

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



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