

**SHOP TO LET
UNIT 9, HIGH STREET
GOSFORTH SHOPPING CENTRE
NEWCASTLE UPON TYNE
NE3 1JZ**



**PRIME RETAIL UNIT
WITH HIGH STREET FRONTAGE
ADJACENT TO COSTA AND CLOSE TO
SAINSBURY & BOOTS**



LOCATION

Gosforth is an affluent suburb of Newcastle upon Tyne, approximately 3 miles north of the city centre. Gosforth Shopping Centre fronts High Street, which is the principal retail pitch within the town, and provides approximately 73,000 sq ft of space in an attractive, modern retailing environment together with a 114 space roof-top car park.

The scheme boasts an attractive tenant mix, comprising both multiple and independent retailers, and is anchored by a 33,000 sq ft Sainsburys food store with other tenants including the likes of Costa, Boots, WH Smith, Rosie's Coffee Shop, Thompson Opticians and Virgin Money.

Recent additions to the scheme include Naked Deli and Card Factory.

More information about the shopping Centre can be found here:-
<http://www.gosforthshoppingcentre.com/>

DESCRIPTION

The premises occupy a central and prominent position fronting High Street, adjacent to **Costa**, **WH Smith**, **Donald Gilbert's Butchers**, **Virgin Money**, **Boots** and **Sainsbury's** are also close by.

ACCOMMODATION

The accommodation is arranged on ground and first floors and offers the following approximate floor areas and dimensions:

Internal Width	17' 4"	5.27m
Sales Depth	53' 9"	16.34m
Mall Level NIA	898 sqft	83.4sqm
First Floor ancillary	849 sqft	78.87sqm

TENURE

The property is available by way of a new 10 year effectively full repairing and insuring lease incorporating an upward only rent review at the 5th anniversary.

RENT

Rental offers in excess of £33,000pa are invited

RATING ASSESSMENT

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

Rateable Value	£29,250
Rates Payable April 19/20	£9,517

The above figure assumes the tenant will benefit from the Government reduction of 33.3% from April 2019. The total claim allowance for any one Company is £200,000pa.

Interested Parties should seek verification of the above from the local Rates Authority.

SERVICE CHARGE

The On Account service charge for 2019 is £11,750 excl.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with any transaction.

CODE OF PRACTICE

The landlord accepts the principles and will be flexible in considering alternative terms offered in accordance with the Commercial Lease Code of Practice.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available for inspection.

VAT

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

VIEWING

Strictly by appointment with @retail:

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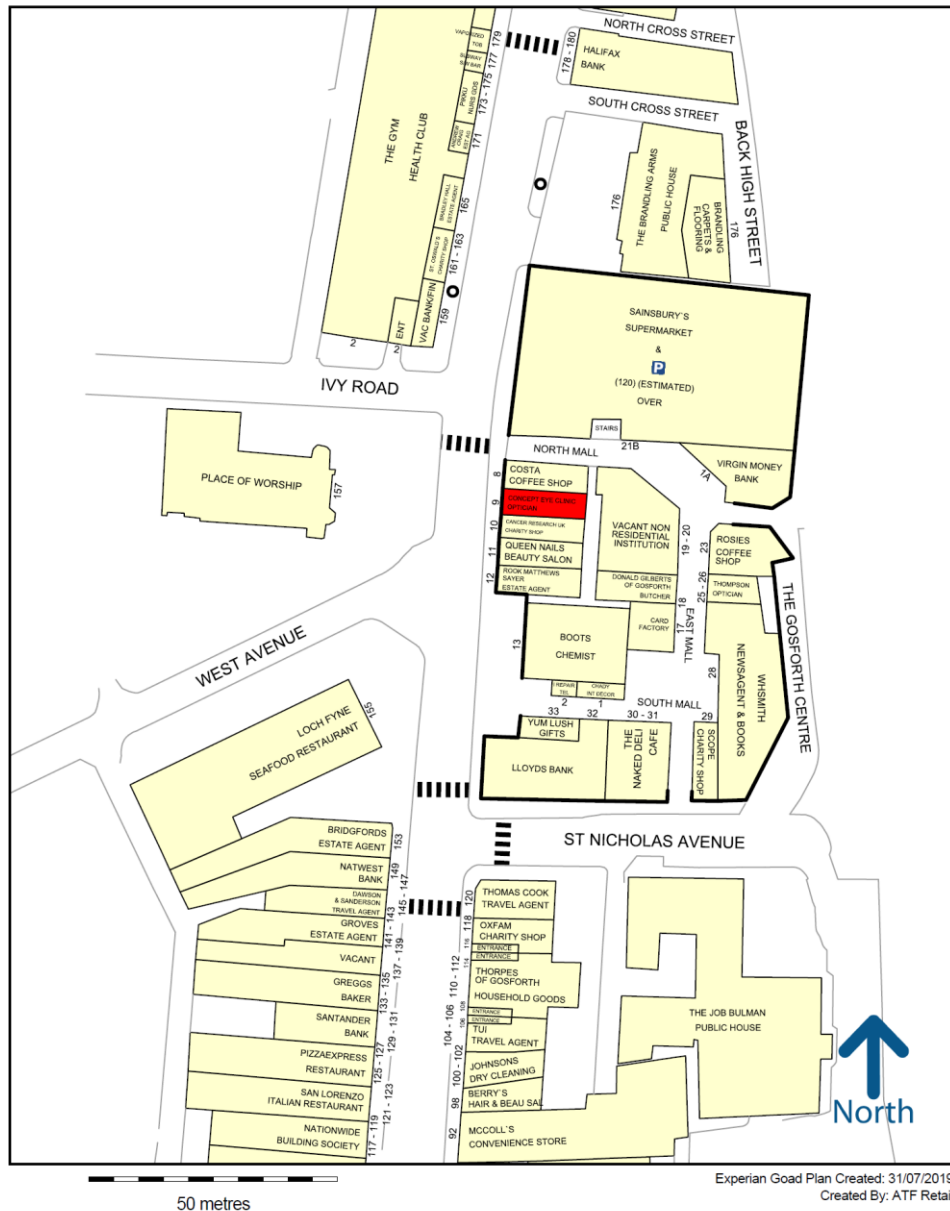
Or alternatively:
Richard Webster at our joint agents
Jackson Criss
richardw@jacksoncriss.co.uk

AUGUST 2019





Newcastle upon Tyne - Gosforth



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