

FOR SALE OR TO LET

The Malings, Ouseburn, Newcastle upon Tyne



New Retail Units in Superb Riverside Location

- Excellent position overlooking the Ouseburn
- Within a major new residential development
- Suitable for a variety of retail uses
- A1 planning consents
- Available immediately

LOCATION

The Malings is located in the very heart of the Ouseburn which is one of the most exciting locations in Newcastle which continues to flourish and grow with extensive regeneration.

DESCRIPTION

The Malings is located on the eastern bank of the Ouseburn and is accessed via Maling Street. The development offers 76 new homes via a mixture of 1, 2 and 3 bedroom apartments and 2, 3 and 4 bedrooms offering a superb community in the heart of the Ouseburn Valley.

The commercial units are located at ground floor overlooking the Ouseburn and adjacent to the public footpath offering excellent river frontage.

The units benefit from the following specification:

- Finished to a developers shell ready for tenant fit out
- Open plan layout
- Glazed, timber frame shop front
- Capped off services
- Screed concrete floors



ACCOMMODATION

The units have the following approximate net internal floor areas:

Unit	m ²	sq ft
Unit A	Sold to Di Meos Ice Cream	
Unit B	52.00	559
Unit C	71.0	764

PLANNING

Units B and C have A1 (shops) planning consent.

All interested parties should make their own enquiries to Newcastle City Council Planning Department in respect to all planning and use class matters.

PRICES AND RENTS

The units are offered either for sale by way of new 125 year long leasehold interest, or alternatively to let on new standard effectively full repairing and insuring leases for a term of years to be agreed, at the following prices or rents:

Unit	Price	Annual Rent	Monthly Rent
Unit A	Sold to Di Meos Ice Cream		
Unit B	£100,000	£9,500	£790
Unit C	£137,500	£13,000	£1,080

All prices and rents are quoted exclusive of VAT.





VAT

All rents and service charges are subject to VAT.

VIEWING

Strictly by appointment only through sole agents Knight Frank.



SERVICE CHARGE

A service charge will be levied in respect to the repair and maintenance of the structure of the building and all other common areas.

RATEABLE VALUE

The units require assessment in respect to Business Rates.

All interested parties should make their own enquiries with respect to Business Rates to Newcastle City Council Business Rates Department.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of all legal documentation.

For further details please contact:



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