

PRIME SHOP – LEASE FOR SALE

NEWCASTLE UPON TYNE

136-138 Grainger Street, NE1 5AF



| Location

The store is located on Grainger Street in Newcastle City Centre in close proximity to Intu Shopping Centre and Monument Mall. The subject property occupies a prominent position adjacent to **Space NK** and **Scribbler**. Other nearby retailers include **Urban Outfitters**, **Dr Martens**, **French Connection**, **Starbucks**, **Pretty Green**, **Pret a Manger** and **L'Occitane** soon to be opening.

| Description

The subject property is arranged over ground floor and basement.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	11.64 m	38 ft 2 ins
Internal Width	10.48 m	34 ft 4 ins
Ground Floor Sales	139.70 sq m	1,503 sq ft
Basement Sales	76.39 sq m	822 sq ft
Basement Storage	104.00 sq m	1,120 sq ft
Total	320.09 sq m	3,445 sq ft

- Due to relocation
- Staff unaware
- Prominent frontage

| Tenure

The property is held on a 25 year lease expiring March 2020 inside the Landlord & Tenant Act, without further rent review.

| Rent

£177,500 per annum exclusive plus VAT (if applicable).

| EPC

Details available upon request. Rating – C 66

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £187,000.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, Newcastle City Council – 0191 278 7878.

| Legal Costs

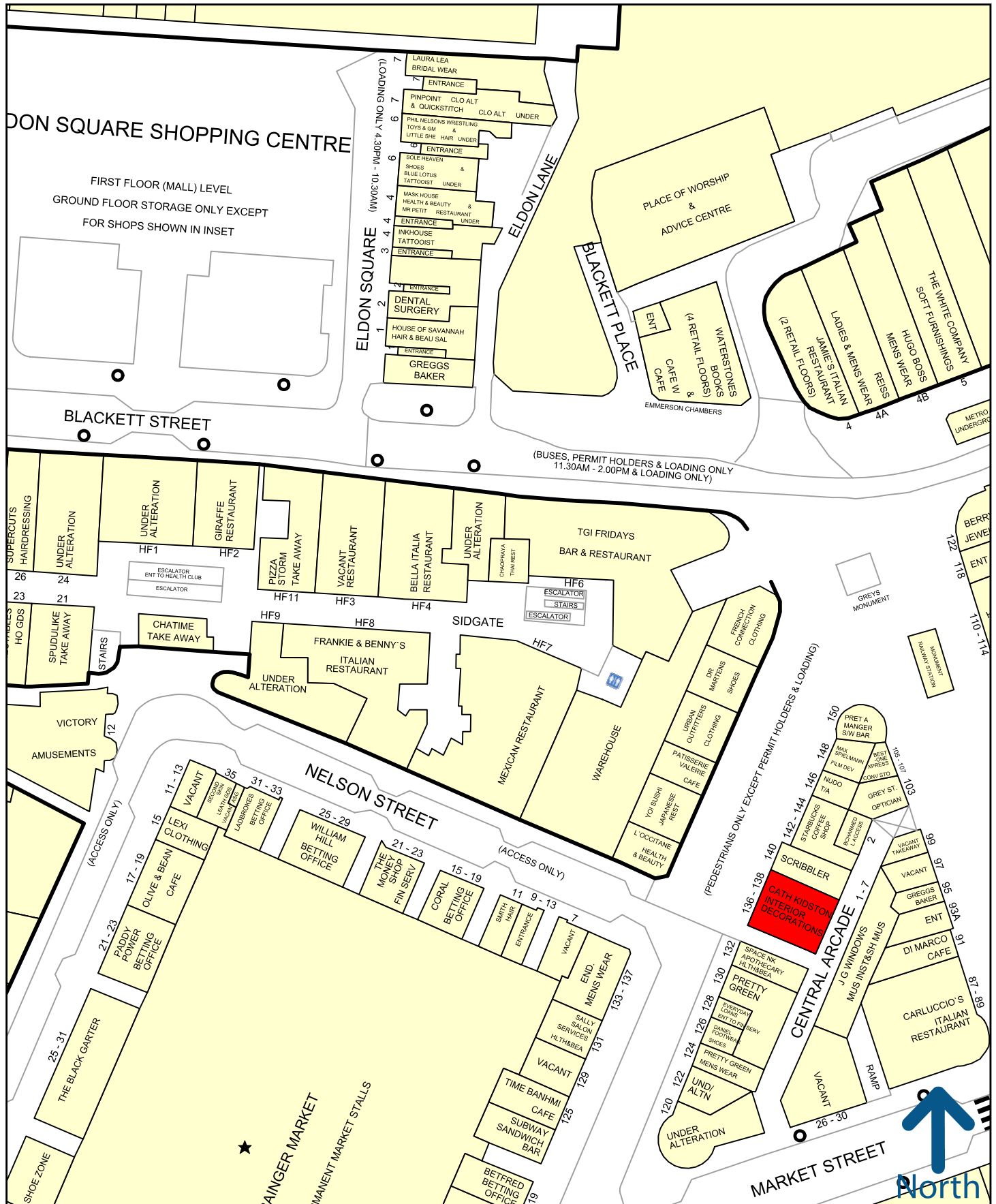
Each party are to be responsible for their own legal costs incurred in this transaction.

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VIEWING | Strictly by appointment through this office with:

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Experian Goad Plan Created: 23/02/2018

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