

NEWCASTLE UPON TYNE

CITY CENTRE RETAIL/ LEISURE OPPORTUNITY

TO LET
3,500 – 16,000 sq ft

NEWGATE STREET/CLAYTON STREET,
NEWCASTLE UPON TYNE, NE1 5RE





1 **The Property**

- 2 The Gate
- 3 St Andrews Way, Intu Eldon Square
- 4 Intu Eldon Square Shopping Centre
- 5 Northumberland Street
- 6 Grey Street
- 7 Fenwick Department Store
- 8 M & S
- 9 John Lewis
- 10 Newcastle University
- 11 Motel One Hotel
- 12 Everyman Cinema
- 13 St James' Park
- 14 Science Central
- 15 Grainger Market
- 16 Showcase Cinema
- 17 Indigo Hotel
- 18 St James' Park Metro Station
- 19 Bigg Market
- 20 Central Station
(East Coast Mainline & Metro)
- 21 Monument Metro Station
- 22 Newgate Co-op Building & Premier Inn
- 23 Sandman Hotel
- 24 County Hotel
- 25 Haymarket Bus / Metro Station
- 26 Blackfriars / China Town

LOCATION

The units will comprise part of a landmark development in the heart of Newcastle City Centre. The location is very accessible by public transport with both Newcastle Central Station and Metro Stations within 5 minutes' walk, whilst Newgate Street is one of the main bus routes through the city.

To the immediate North of the site is The Gate Leisure complex, home to a 12 screen Empire Cinema in addition to a variety of restaurants including, Nando's and TGI Friday plus several late night bars and an Aspers Casino.

St James' Park Football Stadium, a 52,000 seat capacity Premier League Venue, and the City's lively Chinatown district are located nearby to the North West.

Also, in immediate proximity is the Debenhams entrance to Intu Eldon Square; Newcastle's premier shopping centre, providing 1.6 million sq ft of retail accommodation. Other nearby retail occupiers include:



DEMOGRAPHICS

Newcastle City Centre is a regional retail destination for the North East of England and pulls from a wide geographical area. The nearest competing centres are Edinburgh some 100 miles to the North and Leeds the same distance to the south.

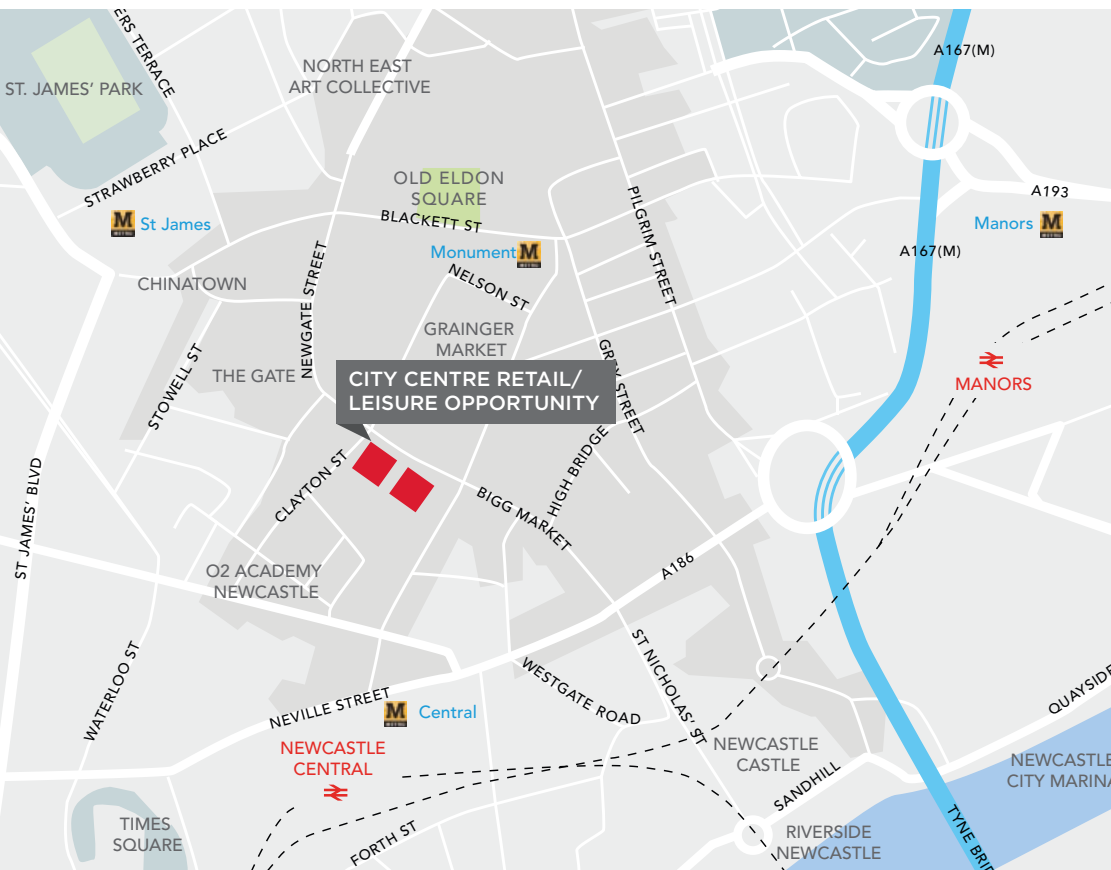
2.2M people live within a 45 minute drive time.

This catchment has a total retail spend of £8bn.

The city centre is dominated by intu's Eldon Square Shopping Centre comprising 150 shops and restaurants in 1.35M sq ft. Intu have spent in excess of £240M in the past 7 years extending, refurbishing and refreshing the scheme. St Andrew's Way anchored by Debenhams at the Newgate Street end of the scheme is now recognised to be Newcastle's prime retail pitch.

Marks & Spencer, Fenwicks, John Lewis and Debenhams all have major department stores in the City Centre and all linked into Eldon Square.

34M shoppers visit Eldon Square alone annually, one of the highest footfall counts for a UK Shopping Centre and Trevor Wood has recently ranked Eldon Sq as 15th in the UK hierarchy of schemes.



THE MASTERPLAN

McAleer & Rushe have demolished the 1960's shopping centre and Newgate Hotel and are in the process of developing the c.2 acre city centre site to create an exciting mixed use development. Once complete, the landmark scheme will include 575 purpose built student rooms operated by Unite Group, a 265 bedroom Maldron hotel and large retail and leisure units facing Newgate Street and Clayton Street. The student and hotel elements will be completed Q3 2018 and Q1 2019 respectively.

Unit 1 will be ready for occupation in March 2019 and Unit 2 in August 2018.

THE PROPERTY

The units will comprise of retail / leisure accommodation (A1, A2 and /or A3) at ground and first floor level. The units are serviced via a BOH area at basement level, where there are also retail storage units. All units will be provided to developers shell and core specification.

TERMS

Expressions of interest are invited for part or the whole of each unit.

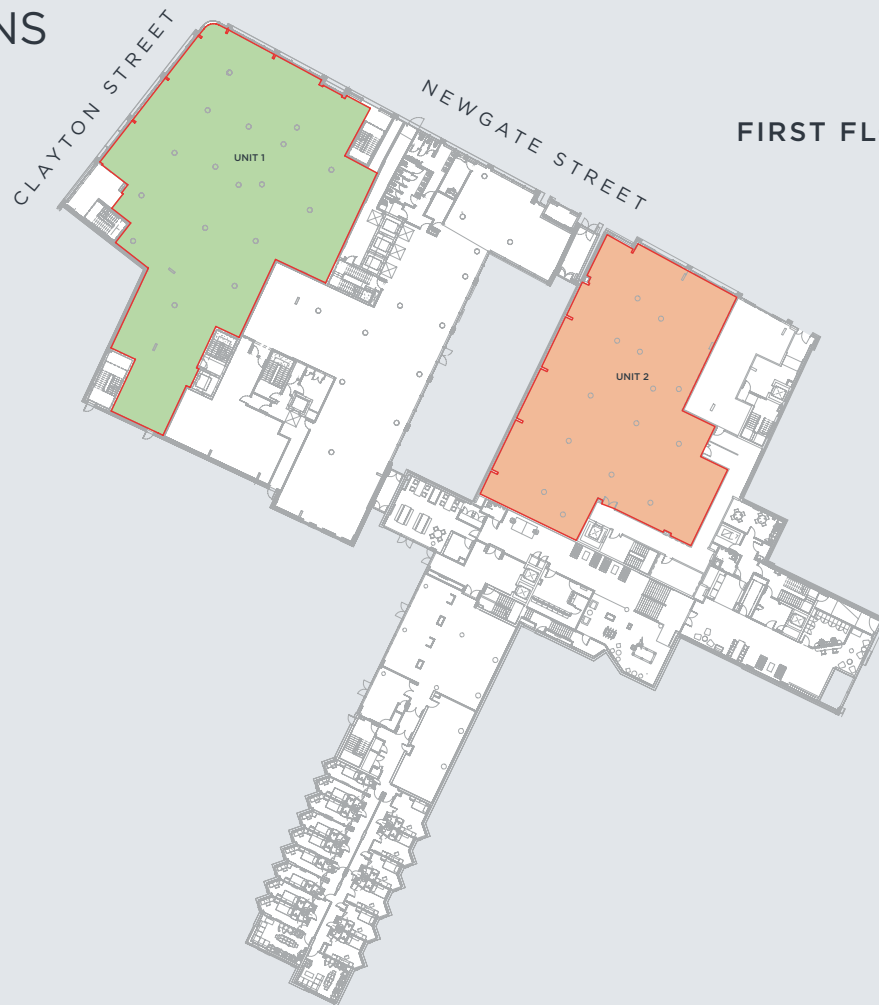
PLANNING

Consent has been granted for retail and/or leisure uses (Use class A1, A2 and/or A3) under application 2014/0568/01/DET and 2017/1227/01/DET.

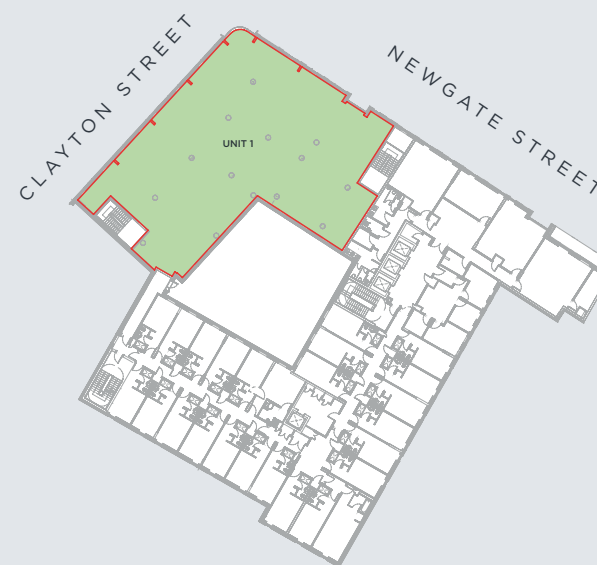


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



Not to scale.
For identification
purposes only.

ACCOMMODATION

Unit	sq m	sq ft
Unit 1 - Ground	930	10,010
Unit 1 - First Floor	583	6,275
Unit 1 - Basement storage	109	1,173
Unit 2 - Ground	718	7,729
Unit 2 - Basement storage	206	2,217

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A development by:



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