

**PRIME SHOP TO LET  
11/13 CLAYTON ST / NELSON ST,  
NEWCASTLE UPON TYNE  
NE1 7XW**

Upon the instructions of  
**Newcastle**  
City Council 



**PROMINENT CORNER POSITION**

**ADJACENT TO GRAINGER MARKET AND GREY'S QUARTER**

**2.2 MILLION CATCHMENT**

**THE ALCHEMIST, REDS and CAFÉ ROYAL OPPOSITE WITH PAVEMENT SEATING**

**TESCO, GREGGS, CREPE AFFAIR AND INTU ELDON SQUARE IN CLOSE PROXIMITY**



## **NEWCASTLE**

- Newcastle is one of only seven British City Centre's with a shopper population of over 500,000 including c.160,000 under 25's
- 2.2M people live within a 45 minute drive time
- 51,000 students at Newcastle's two Universities (both five minutes walk)
- Greys Quarter now open and trading successfully with 20 restaurants and Bars

## **LOCATION**

The unit is situated on the busy intersection of Clayton St and Nelson Street immediately opposite the entrance into Grey's Quarter.

Nelson St has already been transformed into a busy leisure destination with **Reds**, **The Alchemist's** and **Café Royal's** principal entrances off the street and incorporating pavement tables and seats

The historic Grade I Listed **Grainger Market** is located behind the façade and is an important destination with an impressive selection of local food and retail trades represented.

Grainger St, one of Newcastle's principal retail destinations is also closeby with **End**, **Pretty Green**, **FCUK**, **Doc Martens** and **Urban Outfitters** all represented.

And of course into Eldon Square's 140 shops and restaurants is opposite.

## **DESCRIPTION**

The property is Listed Grade 1 and comprises a prominent corner retail unit with sales accommodation at ground level and basement staff, preparation and storage areas at basement level.

We understand the property has consent for retail A1 use. However other uses may be appropriate subject to the necessary change of use consents.

## **ACCOMMODATION**

Gross Frontage (Clayton)	9.12 m	29' 11"
Gross Frontage (Nelson)	5.73 m	18' 09"
Internal Width (min)	7.75 m	25' 04"
Shop Depth	5.66 m	18' 07"
Ground Floor Sales	45.17 m <sup>2</sup>	486 sq ft
Basement	61.35 m <sup>2</sup>	660 sq ft

## **TENURE**

A new 15 year FRI lease is available subject to upward only rent reviews every 5 years.

## **RENT**

Rent £42,500pa

## **RATES**

According to the Valuation Office Website - <https://www.gov.uk/correct-your-business-rates>

The 2017 Rating Assessment is Rateable Value £25,000

The 2017/18 Uniform Business Rate (Small Business Multiplier) is 46.6p in the £.

Interested parties should make their own enquiries as subject to individual circumstances and transitional arrangements the actual amount payable may vary.

## **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 not been commissioned as the property is Listed and therefore exempt.

## **VAT**

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

## **VIEWING**

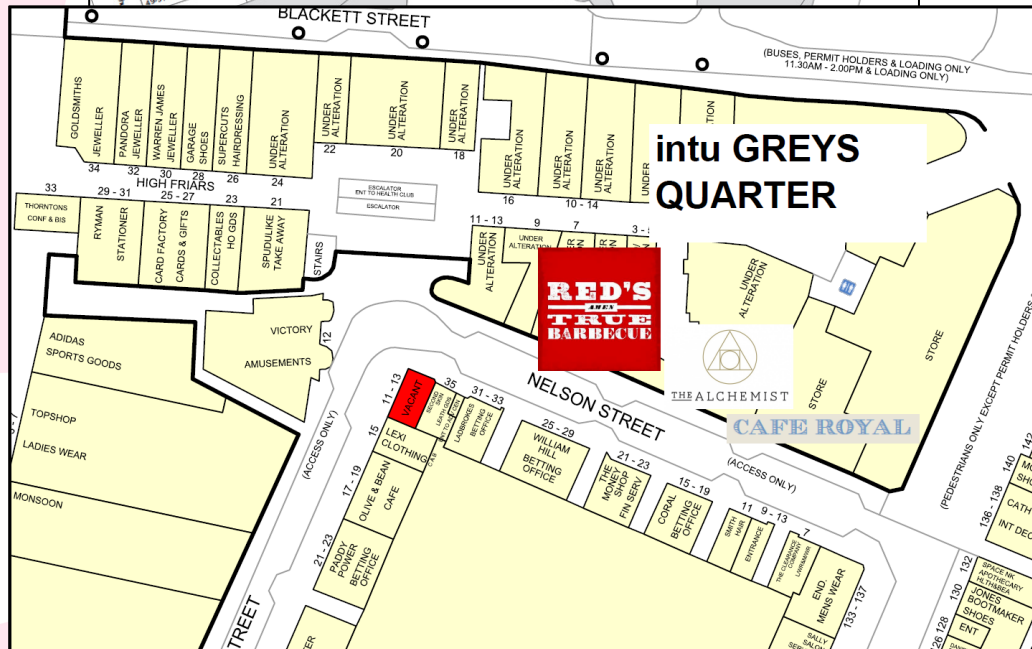
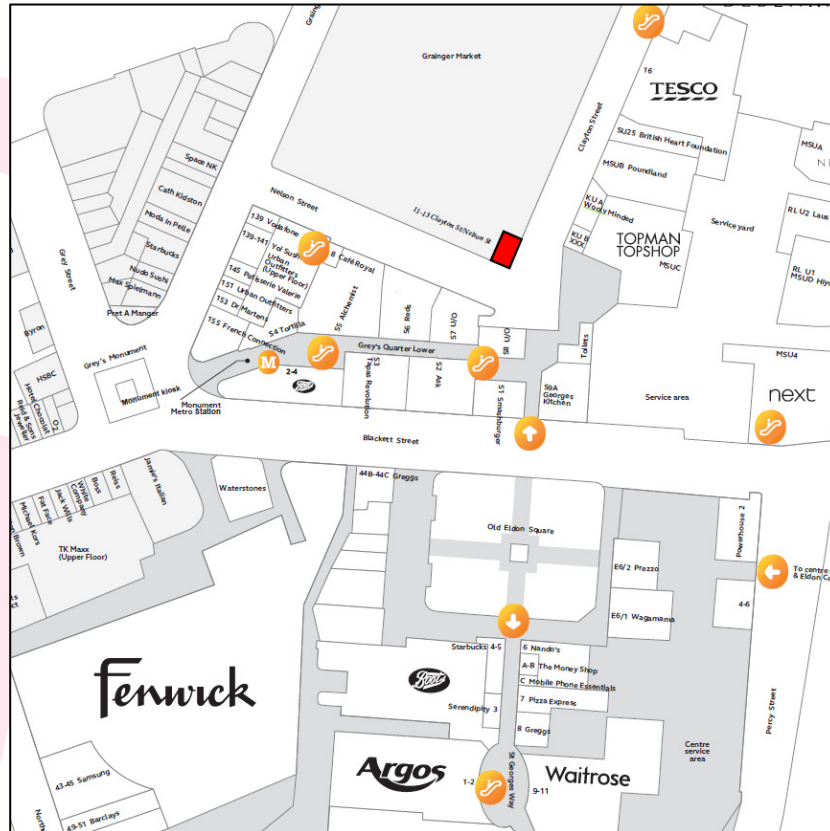
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APRIL 2017





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