



Sanderson
Weatherall

CITY CENTRE RETAIL UNIT TO LET



66 St Andrew's Street, Newcastle upon Tyne, Tyne and Wear NE1 5SF

sw.co.uk



Asking Rent £20,000 per annum

Consistent footfall levels

Close proximity to St James Park, The Gate & Eldon Square Shopping Centre

Heart of Newcastle City Centre

Full Repairing & Insuring terms

Subject to Contract

Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles north west of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the south east, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The property is located on St Andrews Street within the heart of Newcastle City Centre adjacent to the junction of Gallowgate and Stowell Street also known as China Town. The property is within a short walking distance to St James Park Football Stadium, The Gate leisure complex and Eldon Square Shopping Centre which houses a number of high profile retail and F&B operators. Operators adjacent and in the nearby vicinity include The Premier Inn, Sandman Signature Hotel, Newcastle University Business School, The Gym Group, Greggs, Costa Coffee, Laus 202, Zaap, Bar Block Steakhouse amongst numerous local operators.

There are also a number of office complex's in the immediate vicinity which include Wellbar Central, CityGate Eldon Court and International House. Further development is also planned at Strawberry Place by 2023 which will provide a new PRS scheme, 5 Star Hotel, Grade A Office accommodation and commercial retail. The property also has the benefit of excellent bus and metro links with St James', Haymarket and Monument Metro Stations all within a couple minutes walking distance.

Description

The property was formerly occupied by Ladbrokes Bookmakers and comprises a ground floor retail unit providing a spacious retail sales area with kitchen and WC facilities. The property benefits from having suspended ceiling throughout incorporating air conditioning system, 3 phase electricity and copious amounts on natural light entering the property via single glazed timber frame arched window frontage.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Retail Sales Area	74.79	805
Customer WC's	3.54	38
Total	78.33	843
ITZA	57.67	621



Business Rates

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value £12,750

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

Energy Performance Certificate

An EPC has been commissioned and will be available upon request in due course.

Permitted Use

The property has consent for any use within Use Class A1/A2 of the Town and Country Planning (Use Classes) Order 1987 or E as amended 2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Asking Rent / Lease Terms

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £20,000 per annum exclusive of VAT, subject to contract.

VAT

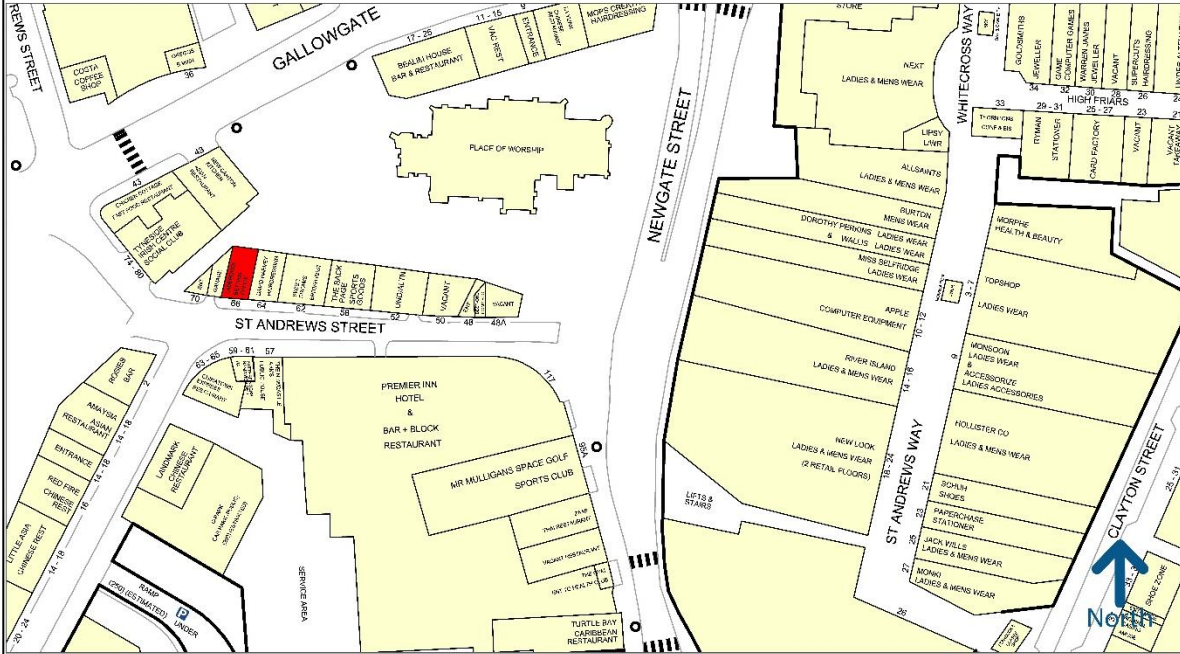
All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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



Newcastle upon Tyne - Central



Experian Goad Plan Created: 04/05/2021
Created By: Sanderson Weatherall



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