

NEWCASTLE UPON TYNE

73-79 CLAYTON STREET & NEWGATE SHOPPING CENTRE

RETAIL UNIT TO LET



LOCATION

The subject premises occupy a prominent location on Clayton Street, close to the junction with Newgate Street and in close proximity to The Gate, Eldon Square and Newcastle Central Train Station.

Nearby retailers include **Heron Frozen Foods, Poundstretcher, Walmsleys, Jessops, Wilkinson, Halfords** and **Boots The Chemist**.

ACCOMMODATION

The unit is arranged over ground and first floors, providing the following approximate areas:-

Ground Floor	16,293 sq ft	(1,514 sq m)
Basement	5,896 sq ft	(548 sq m)
First Floor	16,303 sq ft	(1,515 sq m)
Second Floor	2,915 sq ft	(271 sq m)

TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

£175,000 per annum exclusive.

RATES

We have been advised by the Local Rating Authority that the property is assessed for rates as follows:-

Rateable Value:	£217,500
Rates Payable 2008/2009:	£100,485

Interested parties are advised to verify these figures with the Local Rating Authority.

LEGAL COSTS

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

VIEWING

For further information or an appointment to inspect the unit, please contact:-

Adam Robinson

e-mail: adamr@jacksoncriss.co.uk

Adam Rawcliffe

Email: arawcliffe@jacksoncriss.co.uk

Tom Hamilton

Email: tomh@jacksoncriss.co.uk

**Subject to Contract &
Vacant Possession**

January 2009

