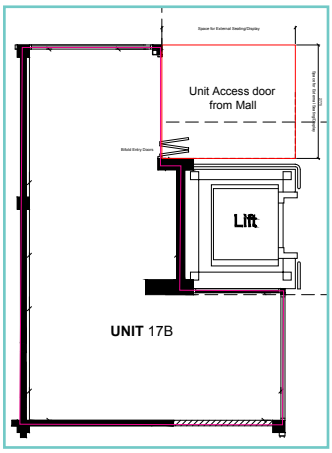
Unit 17B, Gosforth Central
Gosforth, Newcastle upon Tyne, NE3 1JZ
RETAIL TO LET 409 sq ft (38sqm)

Gosforth Central













Please note: This is a computer generated image for illustrative purposes only. Final details may vary.

LOCATION & DESCRIPTION

Gosforth Central forms the focus for retail in the affluent suburb of Gosforth. It has recently undergone significant refurbishment and rebranding. It is home to a range of national and independent businesses, including Sainsburys, Costa, Pure Knead Bakery and Julie's Flowers.

The scheme comprises a net internal area of 74,000 sq ft, with 28 units and annual footfall of 2.3 million. There is a 105 space car park on the second floor which is free for the first hour.

PLANNING

The premises have the benefit of a Class E consent making it suitable for a variety of uses, both retail and food/beverage. The landlord is keen to encourage growing local and regional enterprises who will contribute to the diverse range of occupiers already at the centre.

ACCOMMODATION

The premises provide 409 sq ft (38 sq m) within the main mall of Gosforth Central.

The subject premises has been refurbished to a white box specification, including new shop front, sprinklers and fire protection.

LEGAL COSTS

Each party is to bear their own costs incurred in documenting the lease.

EPC

This unit holds an EPC D rating.

VAT

All items are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The premises are being reassessed and we anticipate that this unit may be eligible for small business rates relief.

SERVICE CHARGE

Annual service charge will be payable to cover the maintenance and management of the shared services, including security, cleaning, car park and waste management.

The current amount payable is c£7.00 per sq ft.

TERMS

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed.

Rental offers are invited in the order of £10,000 per annum.

For viewings and other information;

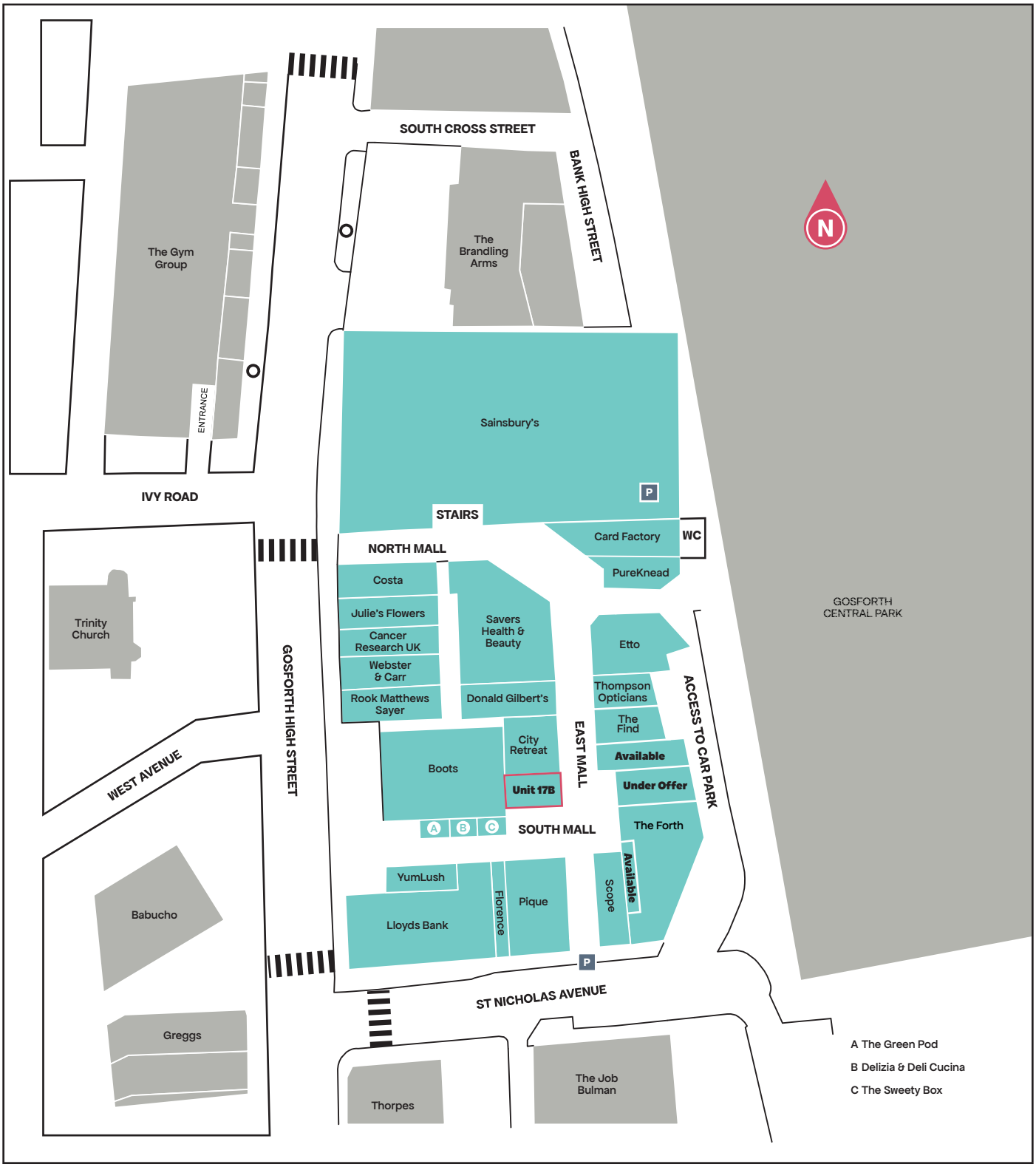
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Viewing strictly by prior appointment.

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