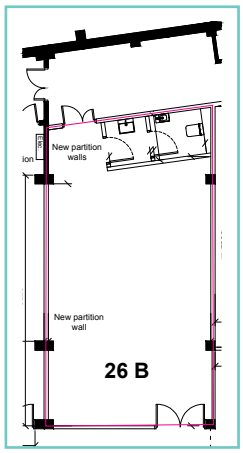
Unit 26B, Gosforth Central
Gosforth, Newcastle upon Tyne, NE3 1JZ
RETAIL TO LET 581 sq ft (54 sq m)

Gosforth Central









CGI is for illustration 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 wide variety of retail uses or services, subject to landlord's consent.

ACCOMMODATION
The premises provide 581 sq ft (54 sq m) within the main mall of Gosforth Central.

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

The premises has direct access from the rear of the unit to the service yard on the first floor.

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

EPC
An EPC rating is being reassessed following recent refurbishment works.

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

BUSINESS RATES
The premises are being reassessed following recent refurbishment works.

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 £16,000 per annum.

For viewings and other information;

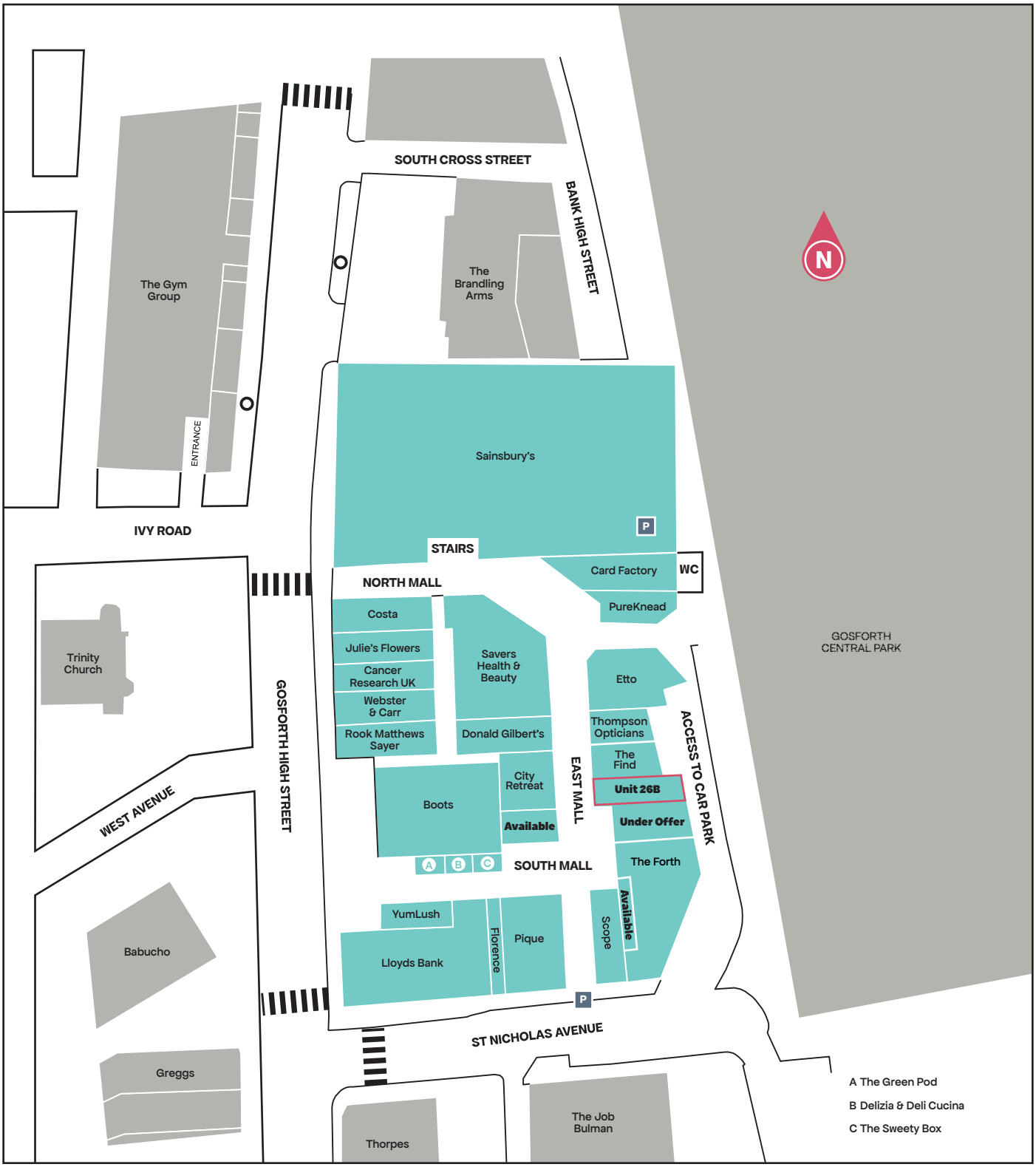
Mike Birkett
mike@reidbirkett.co.uk
07947 134117

Richard Wright
richard@gosforthcentral.co.uk
0191 691 3219

Viewing strictly by prior appointment.

Unit 26B, Gosforth Central
Gosforth, Newcastle upon Tyne, NE3 1JZ
RETAIL TO LET 581 sq ft (54 sq m)

Gosforth Central



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or by vendor, lessor or the agent. Reid Birkett, Registered in England No. 9271904. Registered office: 3 King John's Court, Ponteland, Newcastle upon Tyne, NE20 9AR.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartfield, Hertfordshire AL9 5BJ.

For viewings and other information;

Mike Birkett
mike@reidbirkett.co.uk
07947 134117

Richard Wright
richard@gosforthcentral.co.uk
0191 691 3219

Viewing strictly by prior appointment.