Unit 28B, Gosforth Central
Gosforth, Newcastle upon Tyne, NE3 1JZ
STUDIO / OFFICE / CONSULTING SPACE TO LET 1,485 SQ FT (138 SQ M)

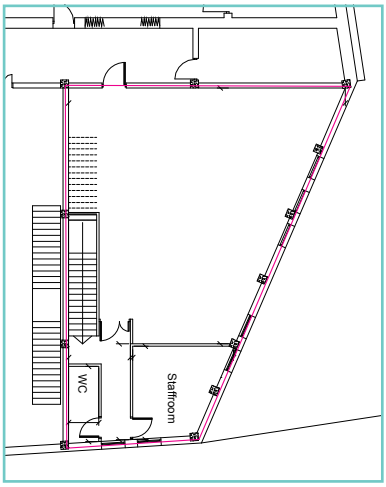
Gosforth Central





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 uses such as wellbeing, studios and consulting spaces subject to landlord's consent.

ACCOMMODATION

The premises provide 1,485 sq ft (138 sq m) on the first floor overlooking St Nicholas Avenue and sitting above The Forth, an independent bookshop from Forum Books. Access is from within the main mall of Gosforth Central.

The subject premises have been refurbished to a white box specification, including new entrance, new windows, WC, kitchen, 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 excess of £10,000 per annum.

For viewings and other information;

Mike Birkett
mike@reidbirkett.co.uk
07947 134117

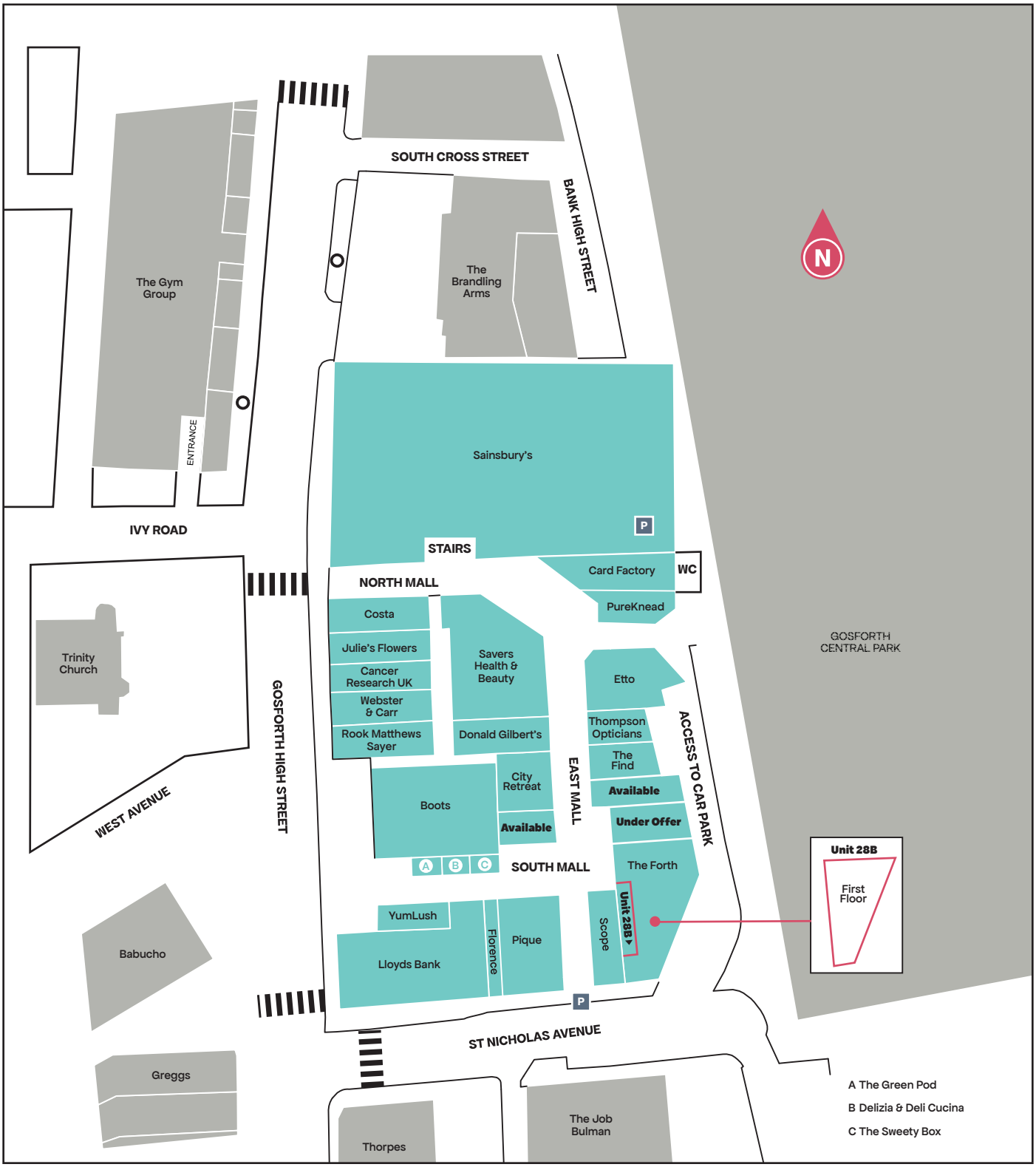
Richard Wright
richard@gosforthcentral.co.uk
0191 691 3219

Viewing strictly by prior appointment.

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