

UNIT 17A, GOSFORTH CENTRAL
GOSFORTH, NEWCASTLE UPON TYNE, NE3 1JZ
RETAIL TO LET 1,023 SQ FT (95 SQ M)

GOSFORTH central



LOCATION & DESCRIPTION

Gosforth Central forms the focus for retail in the affluent suburb of Gosforth. It has recently undergone a significant refurbishment and rebrand and is now home to a range of national and independent businesses in a modern environment.

The scheme comprises a net internal area of 74,000 sq ft across 21 units and 3 kiosks. Tenants include Sainsburys, Costa, Pure Knead Bakery and Julie's Flowers. 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 subject to landlord's consent.

ACCOMMODATION

The premises provide 1,023 sq ft (95 sq m) within the main mall of Gosforth Central.

The subject premises has been refurbished to a white box specification in readiness for tenant fit out.

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

An 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 £6.30 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 £20,000 per annum.



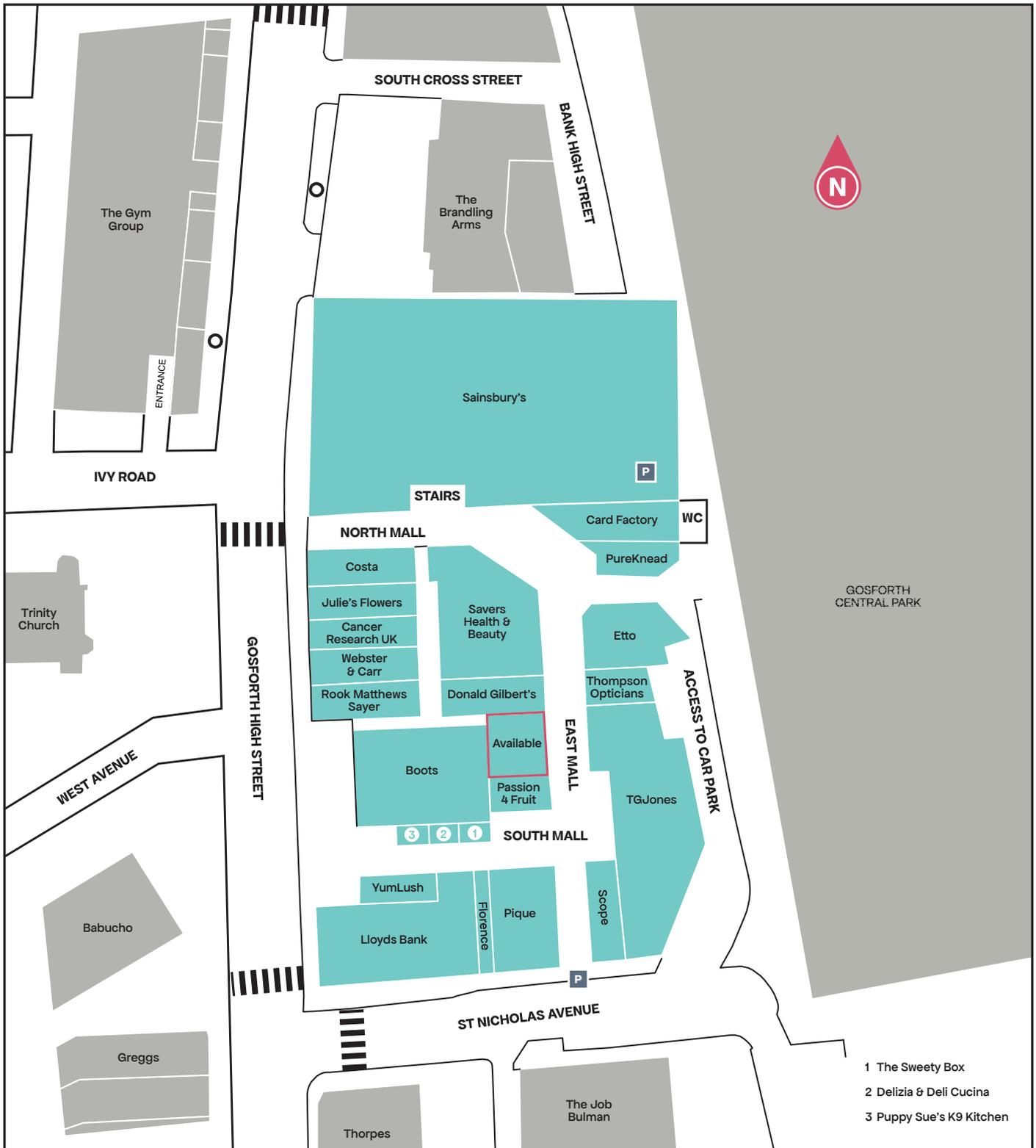
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