

RETAIL UNITS TO LET ON FLEXIBLE TERMS

THE NEWGATE SHOPPING CENTRE

NEWCASTLE UPON TYNE NE1 5RE

INTRODUCTION

Located in the heart of Newcastle upon Tyne, The Newgate Shopping Centre provides frontage onto Newgate, Grainger and Clayton Street. The Centre is situated in a prime retail position and is a five minute walk to the Central Train Station and the nearest Metro. Nearby is the The Gate Leisure Complex, Eldon Square and the Grainger Market.

The premises have undergone a programme of refurbishment works which include upgrading of shop fronts and the inner Mall areas.

The Newgate Shopping Centre comprises many successful national retailers including **Games Workshop, Halfords, Jessops** and **Subway**.

ACCOMMODATION

There are various units available for occupation providing the following approximate areas:-

Unit 21 (28)	Sales Area Storage/Sales	53.55m ² 27.17m ²	576 sq ft 292 sq ft
Unit 23 (32)	Sales Area Storage	142m ² 20.7m ²	1,528 sq ft 223 sq ft
Café Mall (30)	Sales/Storage/Seating	146.7m ²	1,579 sq ft
67 Clayton Street & Unit 17	Sales Area Storage/ Sales	175m ² 152m ²	1,883 sq ft 1,636 sq ft

TERMS

All units are available on flexible terms. The leases will be drawn on effectively full repairing and insuring terms via a service charge.

RENTS

Unit 21 (28)	£9,000 per annum
Unit 23 (32)	£15,000 per annum
Café Mall (30)	Price on Application
67 Clayton Street & Unit 17	£35,000 per annum

RATES

Following enquiries with the Local Rating Authority we are informed that the units are assessed as follows:-

Unit 21 (28)	Rateable Value Rates Payable 2007/2008	£4,850.00 £2,153.40
Unit 23 (32)	Rateable Value Rates Payable 2007/2008	£9,900.00 £4,395.60
Café Mall (30)	Rateable Value Rates Payable 2007/2008	£3,550.00 £1,576.20
67 Clayton Street & Unit 17	Rateable Value Rates Payable 2007/2008	Cost on Application

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

VIEWING

Further information can be obtained by contacting Kate Twizell on 0191 269 0169.

e-mail kate.twizell@sandersonweatherall.com

RIF/KT/CA6068
UPDATED NOVEMBER 2007

Visit our website at: www.sandersonweatherall.com

22-24 Grey Street Newcastle upon Tyne NE1 6AD **0191 261 2681** Fax 0191 261 4761 sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



goad For more information on our products and services
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd. All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007 License number PL1 100017316.
For full terms & copyright conditions visit www.goadplans.co.uk



Misrepresentation Act 1967:

Sanderson Weatherall Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991:

Every reasonable effort has been made by Sanderson Weatherall Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall Limited
Registered In England company number 4870380.
Registered Office 25 Wellington Street Leeds LS1 4WG

