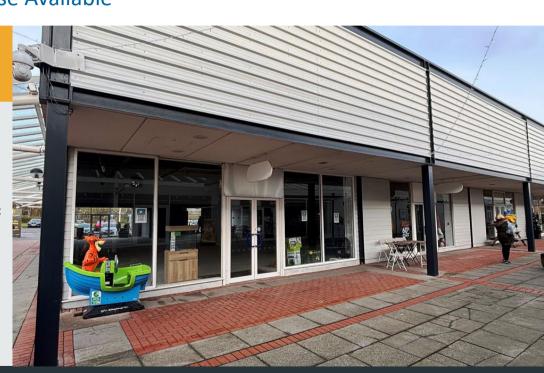


# Quality Retail and Leisure Destination within huge Tyne & Wear Catchment - New Lease Available

# Ground floor sales 403.01m<sup>2</sup> (4,338ft<sup>2</sup>)

- Quality retail and leisure destination with a mix of national and independent retailers including Inflatanation, Next Outlet, Mountain Warehouse, Clarks, The Works, Trespass, Garden World and Costa.
- Access to a regional population of 1.4m, a catchment population of 350,000 and a student population of 80,000
- 740 free parking spaces
- · Regular on site events
- Access to centre marketing and social media
- Lease: New lease available
- Rent: £45,000 per annum exclusive of VAT
- Service Charge: £19,521
- Rateable Value (2023): £34,250













Unit 1-2 | Newcastle Quays Retail Park | North Shields | NE29 6DW Shop To Let: 403.01m<sup>2</sup> (4,338ft<sup>2</sup>)













#### **Accommodation**

Floor	m²	ft²
Ground floor sales	403.01	4,338
Total	403.01	4,338

# **Planning**

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## **Legal Costs**

Each party to be responsible for their own legal fees in connection with the transaction.

#### **EPC**

A copy of the Energy Performance Certificate is available on request.

#### **Business Rates**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

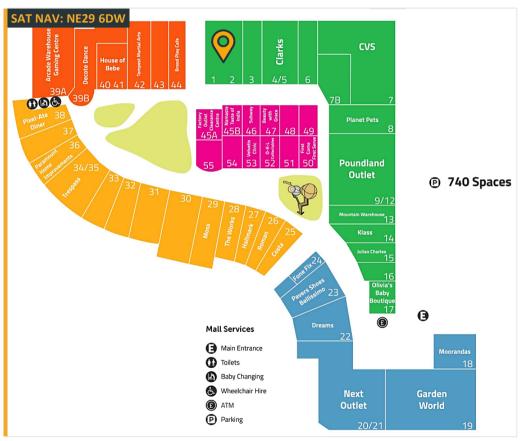












#### **Further Information**

For further information or to arrange a viewing please call or click on the emails or website below:

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Please click here to read our "Property Misdescriptions Act". E&OE.