

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

Ground floor sales

210.70m² (2,268ft²)

- Quality retail and leisure destination with a mix of national and independent retailers including **Inflatation, Next Outlet, Mountain Warehouse, Clarks, The Works, Trespas, 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:** £25,000 per annum exclusive of VAT
- **Service Charge:** £10,206
- **Rateable Value (2026):** £33,500



TO LET



Location



Gallery



Contact



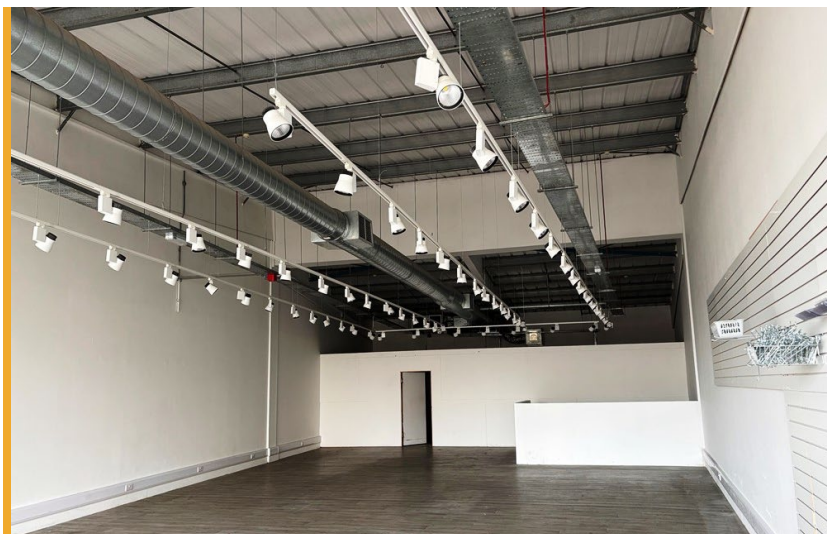
Location



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Accommodation

Floor	m ²	ft ²
Ground floor sales	210.70	2,268
Total	210.70	2,268

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

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £33,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p
This information is for guidance only and all parties should check themselves with the local billing authority.



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Contact

SAT NAV: NE29 6DW



© 740 Spaces

Further Information

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

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E&OE.

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