

Property Details

Tel: 0191 232 7030

RETAIL UNIT TO LET

**GROUND FLOOR SALES 65.5 M² (705 FT²)
PLUS BASEMENT STORE**

***5 Queen Street, Quayside,
Newcastle upon Tyne, NE1 3UG***



LOCATION

The property is centrally situated in Newcastle Quayside at the junction between Queen Street and Dean Street. The Quayside area of Newcastle is recognised as one of the primary leisure locations in the City Centre and comprises effectively a mix of restaurant, shops and bars.

The immediate area has been promoted in the recent past by the Local Authority which has seen a substantial improvement in the environment in the area, particularly including Public Realm works.

The location of the property is identified on the map overleaf.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

DESCRIPTION

The property comprises a retail unit contained within a larger period building providing a ground floor sales area and a refurbished basement.

ACCOMMODATION

Ground Floor

Internal Width 6.18 m
Depth 12.17 m
Sales Area 65.5 m² (705 ft²)

Basement 79.5 m² (856 ft²)

TERMS

The property is available to let on a new lease on the following principle terms.

Term	To be agreed.
Rent	£16,000 per annum exclusive.
Repairs	Tenant to be responsible for the internal repair and decoration of the premises.
Service Charge	The Tenant is to contribute towards a service charge for the upkeep and maintenance of the building and common areas.
Insurance	The Tenant to reimburse a proportion of the Landlord's costs.
Costs	Each party to be responsible for their own legal costs incurred in the transaction.

RATING ASSESSMENT

Rateable Value (2005): £8,600
Rates Payable (2008/2009): £3,938.80

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Office on 0191 232 7030 or ask to speak to Tim Rodgers, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company website www.naylors.co.uk for details of all our current instructions.

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