

# Property Details

Tel: 0191 232 7030

## RETAIL UNIT TO LET

New lease available  
from 26 Oct 2010

**GROUND FLOOR SALES 83.34 m<sup>2</sup> (897 ft<sup>2</sup>)  
PLUS BASEMENT STORE**

**15 QUEEN STREET, QUAYSIDE  
NEWCASTLE UPON TYNE, NE1 3UG**

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

[www.naylors.co.uk](http://www.naylors.co.uk)

Regulated by RICS



### 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.

### OUR SERVICES INCLUDE

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

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

**DESCRIPTION**

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

**ACCOMMODATION**

**Ground Floor**

Internal Width approx 6.2 m  
Depth 11.6 m  
**Sales Area 83.34 m<sup>2</sup> (897 ft<sup>2</sup>)**

**Basement 79.5 m<sup>2</sup> (856 ft<sup>2</sup>)**

**TERMS**

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

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

**RATING ASSESSMENT**

To be assessed.

**VAT**

All figures quoted are exclusive of VAT where chargeable.

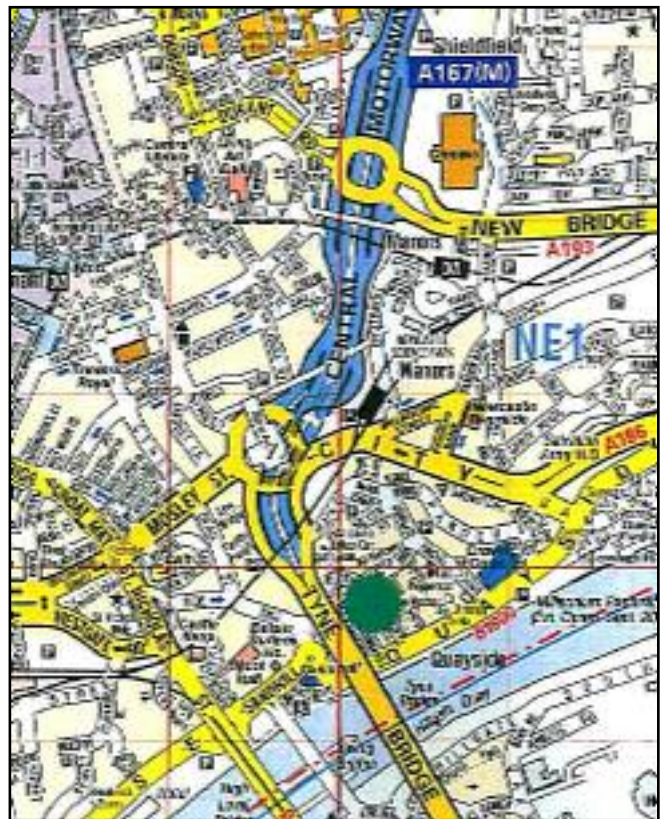
**FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact Fiaz Hakim on 0191 211 1555 or email [fiazhakim@naylor.co.uk](mailto:fiazhakim@naylor.co.uk).

**NAYLORS INSTRUCTIONS**

You may search our company website [www.naylor.co.uk](http://www.naylor.co.uk) for details of all our current instructions.

(07.10.10/FH)  
V-P81(07)



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.