

## 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 **Inflatation, 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



**TO LET**



Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	403.01	4,338
<b>Total</b>	<b>403.01</b>	<b>4,338</b>

## 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 75% on the rates payable until 31/03/2025 (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.



Ⓔ 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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