# NEWCASTLE QUAYS

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

### Ground floor sales 324.60m<sup>2</sup> (3,494ft<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: £32,500 per annum exclusive of VAT
- Service Charge: £15,723
- Rateable Value (2023): £29,500





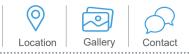
Location

Contact

Gallery













#### Accommodation

Floor	m²	ft²
Ground floor sales	324.60	3,494
Total	324.60	3,494

#### 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**

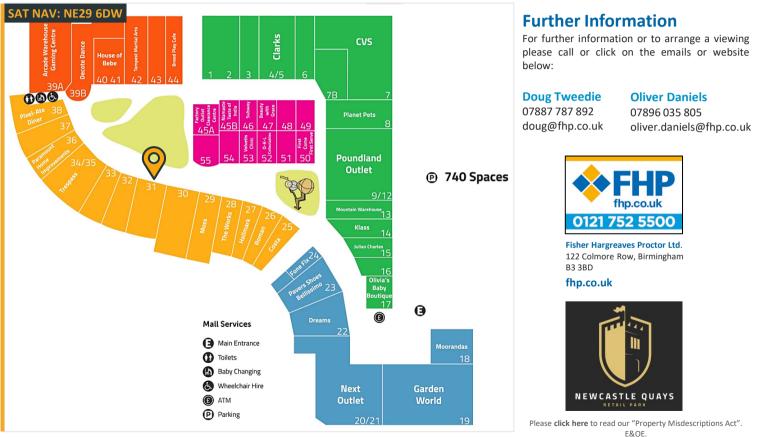
A copy of the Energy Performance Certificate is available on request.

#### **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.







03/12/2024