



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

Ground floor sales

96.90m² (1,043ft²)

- 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:** £12,500 per annum exclusive of VAT
- **Service Charge:** £4,693.50
- **Rateable Value (2023):** £9,900



TO LET



Location



Gallery



Contact





Accommodation

Floor	m ²	ft ²
Ground floor sales	96.90	1,043
Total	96.90	1,043

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

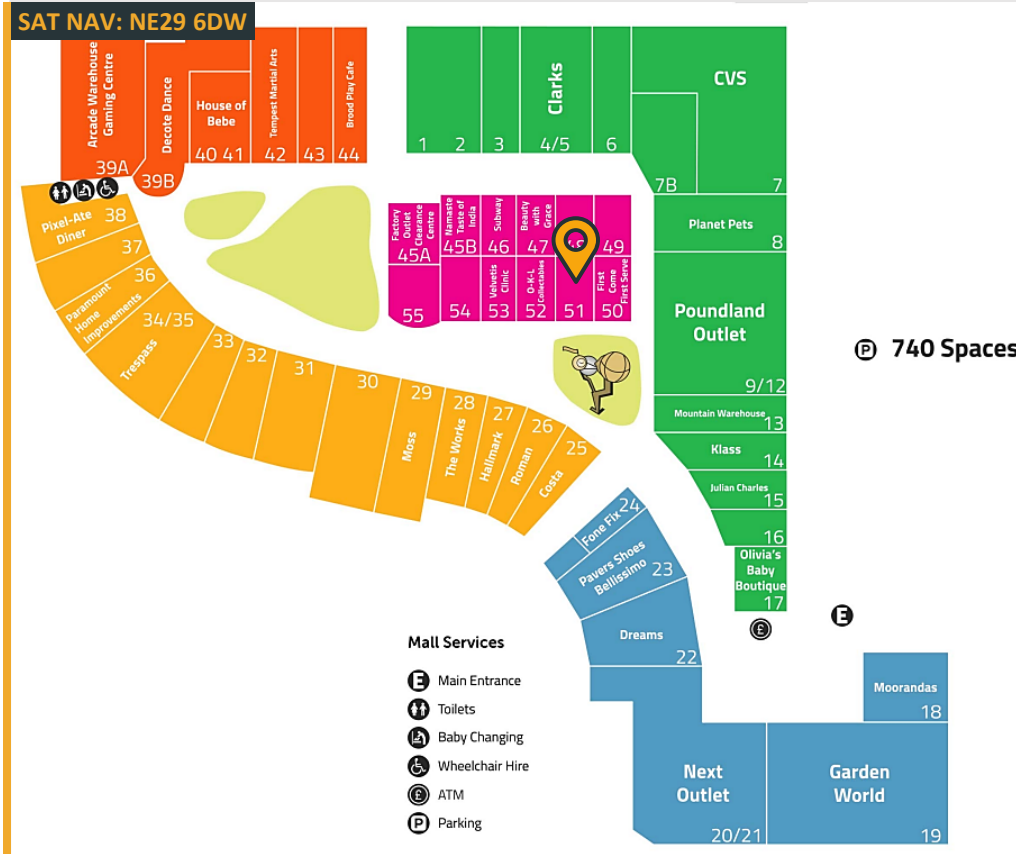
Each party to be responsible for their own legal fees in connection with the transaction.

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.



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.