

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

# **Ground floor sales** 101.54m<sup>2</sup> (1,093ft<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: £12,500 per annum exclusive of VAT
- Service Charge: £4,918.50
- Rateable Value (2023): £10,750





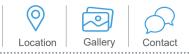




Gallery













## Accommodation

Floor	m²	ft²
Ground floor sales	101.54	1,093
Total	101.54	1,093

# 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.







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57 12/2024