



22 FENKLE STREET, NEWCASTLE UPON TYNE, NE1 5XN

- **Shop to Let**
- **Popular City Centre location**
- **Available December 2024 (possibly earlier, by agreement)**
- **Rent £15,650 per annum**

To Let

LOCATION

The subject property is situated in a central location of Newcastle City Centre, with immediate access from Westgate Road, via Cross Street. The property enjoys good visibility from Westgate Road and is within close proximity of Chinatown, The Gate Leisure Complex and Eldon Square Shopping Centre.

Surrounding occupiers include Tsang Foods Cash & Carry, Nudo Noodle House, Breadpoint, Native Skate and Mail Boxes Etc. Nearby Low Friar Street also supports a number of local occupiers

The property is well served by public transport links including bus, metro and train.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises a ground floor retail shop unit with glazed timber framed frontage and benefits from external security shutters to the front.

There are shared W.C facilities and bin storage to internal communal service corridor immediately to the rear.

Internally, the property is currently fitted out for the current use as a hair salon, although alternative uses will be considered. The shop unit includes a private internal w.c

ACCOMMODATION

Ground Floor

Front sales area	59.23 sq m	(638 sq ft)
Rear store	23.03 sq m	(248 sq ft)

TOTAL	82.26 sq m	(886 sq ft)
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LEASE TERMS

Available on a new effectively full repairing and insuring lease for a term to be agreed. Common expenditure to the development will be recoverable via a service charge.

Estimated annual service charge for 2024/25 is £2,821.23, including buildings insurance.

RENT

£15,650 per annum exclusive.

The property is registered for VAT and VAT will be chargeable on rent, insurance and service charge.

RATEABLE VALUE

The property has a rateable value of £10,750 from 1 April 2023.

Tenants who qualify for Small Business Rates may be entitled to a reduction. However, interested parties should verify this figure and any rates payable with the Local Authority.

COSTS

Each party to bear their own legal costs in connection with the preparation and execution of the lease.

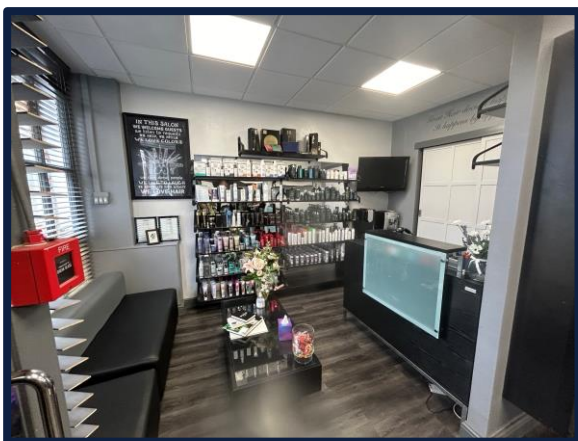
VIEWING

Strictly by appointment with YoungsRPS (reference Michael Boaden Tel: 0191 2610300).

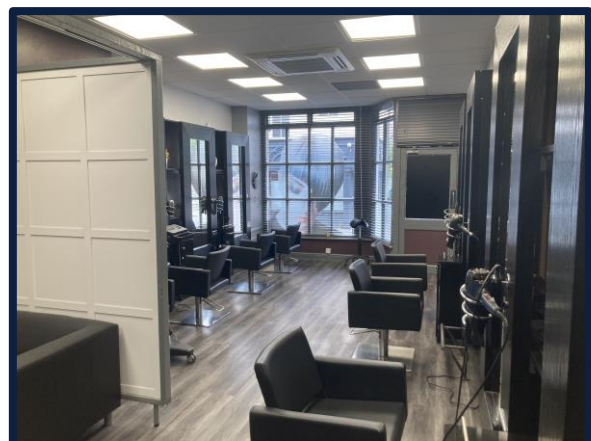
LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

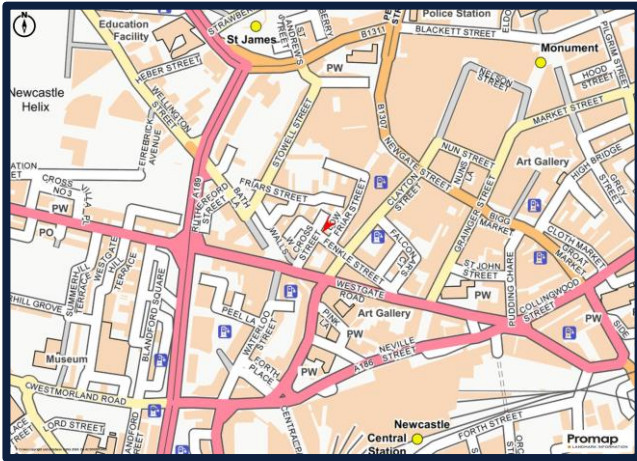
All figures quoted above are exclusive of VAT where chargeable.



Shop interior



Shop interior



Street plan

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-36.

A copy of the EPC is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared July 2024



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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