



Sanderson  
Weatherall

# PROMINENT RETAIL UNIT TO LET

By way of an Assignment/Sub-Lease



92 High Street, Gosforth, Newcastle upon Tyne NE3 1HB

[sw.co.uk](http://sw.co.uk)



Passing Rent £55,000 per annum

Prominent High Street location

Available by way of assignment/sub-lease

Full Repairing & Insuring terms

Subject to Contract

## Location

The subject property is located on High Street, Gosforth, a very busy and affluent suburban High Street with consistent footfall levels and excellent passing trade on a daily basis. Gosforth is a popular residential suburb situated approximately 2 miles north of Newcastle City Centre. It has a neighbourhood shopping location on Gosforth High Street which is predominantly residential in nature. The shopping centre accommodates tenants such as Sainsbury's, Savers, Card Factory, Costa Coffee, The Naked Deli and numerous other local retailers.

Gosforth is well served by public transport having Metro Stations at both Regent Centre and South Gosforth in close proximity accompanied with good bus services on a daily basis.

## Description

The property offers a two-storey mid-terraced brick constructed building with a stone façade beneath a flat felted roof covering. The ground floor provides a spacious retail sales area with ancillary storage, office and WC facilities to the rear elevation. The unit benefits from good levels of natural light via the uPVC double glazed windows to the front elevation facing directly onto High Street secured via electric roller shutters doors. In addition there is internal storage and office space at first floor level and delivery access to the rear via St Nicholas Avenue.

## Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

| Description          | Sq m          | Sq ft        |
|----------------------|---------------|--------------|
| GF Retail Sales area | 321.12        | 3,457        |
| GF Internal Storage  | 233.10        | 2,509        |
| FF Office            | 7.60          | 82           |
| FF Internal Storage  | 33.20         | 357          |
| FF Kitchen           | 4.90          | 53           |
| <b>Total</b>         | <b>599.92</b> | <b>6,457</b> |
| <b>ITZA</b>          | <b>145.04</b> | <b>1,561</b> |

## Services

We understand that water and electricity services are connected to the property however any interested party should make their own investigations with regard to this matter.



## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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

## Business Rates

With effect from 1<sup>st</sup> April 2017 we understand the property is assessed for rating purposes as follows:-

|                |         |
|----------------|---------|
| Rateable Value | £35,750 |
|----------------|---------|

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

## Energy Performance Certificate

The property has an Energy Performance Asset rating of Band D (93). A copy of the certificate is available upon request.

## Permitted Use

The property has consent for a food store/supermarket within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be considered subject to obtaining the necessary planning consent.

## Lease Terms

The property is available by way of assignment. The premises are held on a lease for a term of 20 years effective from the 23<sup>rd</sup> September 2009 on a full repairing and insuring basis at a current passing rent of £55,000 per annum exclusive. Alternatively a sub-lease is available on an FRI basis with terms to be agreed subject to contract.



Strictly by prior appointment with the agents:

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