

TO LET



CLAYTON STREET

NELSON STREET

CITY CENTRE RETAIL UNIT

11-13 Clayton Street, Newcastle upon Tyne NE1 5AN



Key Points

- **City Centre Location**
- **NIA: 949 sq ft (88.13 sq m)**
- **Rent: £28,500 per annum**
- **Subject to Contract**

Location

The property is located on the east side of Clayton Street where it meets Nelson Street in the centre of Newcastle upon Tyne. The property lies within the heart of the City Centre within close proximity to Monument Metro, Central Station and Haymarket as well as having plentiful car parking available at The Gate, Pilgrim Street and Dean Street amongst others. The ever-popular Grainger Market sits directly adjacent providing a contrast of local operator retailing.

Occupiers in the immediate vicinity include Olive & Bean, Poundland, Tesco Express, Burger King, British Heart Foundation, The Alchemist, Black Sheep Coffee amongst numerous other national and local operators. Mowgli Street Food are also scheduled to open their doors soon at the former Café Royal site on Nelson Street which will increase footfall further in this location. The entrance to Eldon Square Shopping Centre also sits directly opposite the property providing direct access to St Andrews Way which accommodates occupiers such as Apple, Hollister, Mango, All Saints, H&M, New Look etc.



Description

The property comprises a traditional sandstone end terrace building dating back to approximately 1899 and is of Grade I listed status. The property adjoins the ever popular Grainger Market, one of Newcastle's best loved historic sites which continues to provide the city with fresh and affordable produce.



11-13 Clayton Street provides a well configured retail sales area with a sizeable kitchen area at basement level. The unit benefits from having all main services connected, extraction system and of course return frontage facing directly onto both Clayton Street and Nelson Street. The glazed frontage also draws in copious amounts of natural light. The footfall levels in this location are consistent throughout on a daily basis with millions of customers passing the unit on an annual basis.

The Grainger Market is scheduled to undergo a multi-million pound redevelopment whereby Newcastle City Council are proposing to invest circa £2 million into the redevelopment of the market on top of the £7 million received from the Levelling Up Fund. The Grainger market is quoted as being the 'Jewel in the Crown' of Newcastle's historic retail offer and will only be seen as a huge positive to operators in and around the market.

Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:

Description	sq m	sq ft
GF Retail Sales Area	44.73	481
BST Internal Storage	35.60	383
BST Staff Room	7.80	84
ITZA	46.90	505
Total	88.13	949

Asking Rent

The premises is available by way of a Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £28,500 per annum exclusive, subject to contract.



Use/Planning

The property has consent for uses under E Use Class under the Town & Country Planning (Use Classes) Order as amended 01.09.2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Business Rates

The property is currently assessed under the 2023 Rating list as follows:

Rateable Value: £23,750

The National Non-Domestic Rating Multiplier is set at 51.2 pence in the pound for rateable values above £51,000 and 49.9 pence in the pound for rateable values below £51,000 for the rates year 2023/24.

The property may be subject to transitional phasing and as such multiplying the Rateable Value by the National Non-Domestic Rating Multiplier may not give a true representation of the rates payable. We would therefore recommend that any interested party make their own investigations with regard to rates payable.

Energy Performance Certificate

The property has an Energy Asset Rating of Band D (91). A link to the EPC is provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

Services

We understand that all mains services are connected to the property, however, any interested parties should make their own investigations with regard to this matter.

Insurance

The landlord will insure the building and recover the premium from the tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

VAT and Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to bear their own legal costs.

Further Information

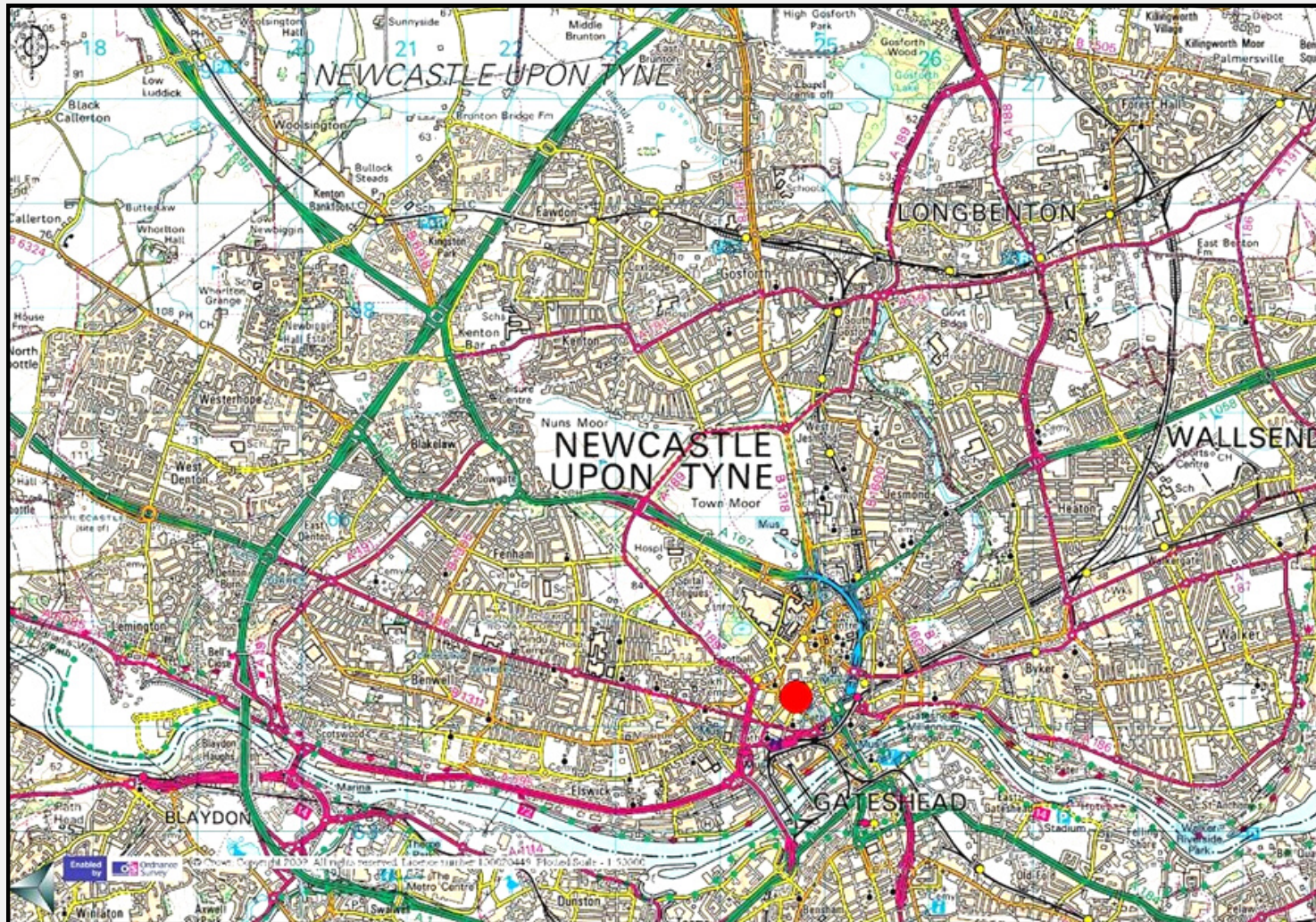
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**Sanderson
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