



TO LET

RETAIL UNIT

300 WESTGATE ROAD, NEWCASTLE UPON TYNE NE4 6AR

**SW**  
Sanderson  
Weatherall

## Description

The property comprises a building of masonry construction dating back to the early 1930's and is arranged over three floors offering retail accommodation within. The property is situated at the junction of Westgate Road and Buckingham Street on a corner plot benefitting from return frontage and excellent visibility from passing trade. Internally the ground floor offers a spacious retail sales area with good levels of natural light accompanied with kitchen and WC facilities. There is ancillary storage at basement level and a level loading garage facing directly onto Buckingham Street for deliveries. The property also complies with DDA regulations by having an internal lift servicing each floor plate.

## Accommodation

We understand the accommodation comprises the following approximate Net Internal Areas (NIA):

Description	sq m	sq ft
GF Retail Sales Area	134.20	1,445
GF Internal Storage	3.60	39
BST Internal Storage	72.50	780
<b>Total</b>	<b>210.30</b>	<b>2,264</b>

## Asking Rent

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £25,000 per annum, subject to contract.

## Insurance

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



## Location

The subject property is situated on Westgate Road on the west side of Newcastle City Centre. Newcastle Central Station is only a short walking distance to the south east which also has a Metro Station providing access to Newcastle International Airport, the Coast, Gateshead and Sunderland. Westgate Road has direct access to the A189 which in turn joins the A184 and A1(M), one of the main road networks north and south.

The surrounding area provides a mixture of uses including residential, office, retail and leisure accommodation. There have been a number of recent improvements and developments on the west side of the city including a dualling of St James' Boulevard and a number of Grade A office development and mixed use schemes which include the likes of The Lumin, The Helix and Strawberry Place to name a few. St James' Park, Discovery Museum, Lane 7, and Newcastle University are all within close proximity to the subject property. The area has been further enhanced by the addition of The Stack (Fan Zone) which is situated directly adjacent to St James' Metro Station and the football stadium.

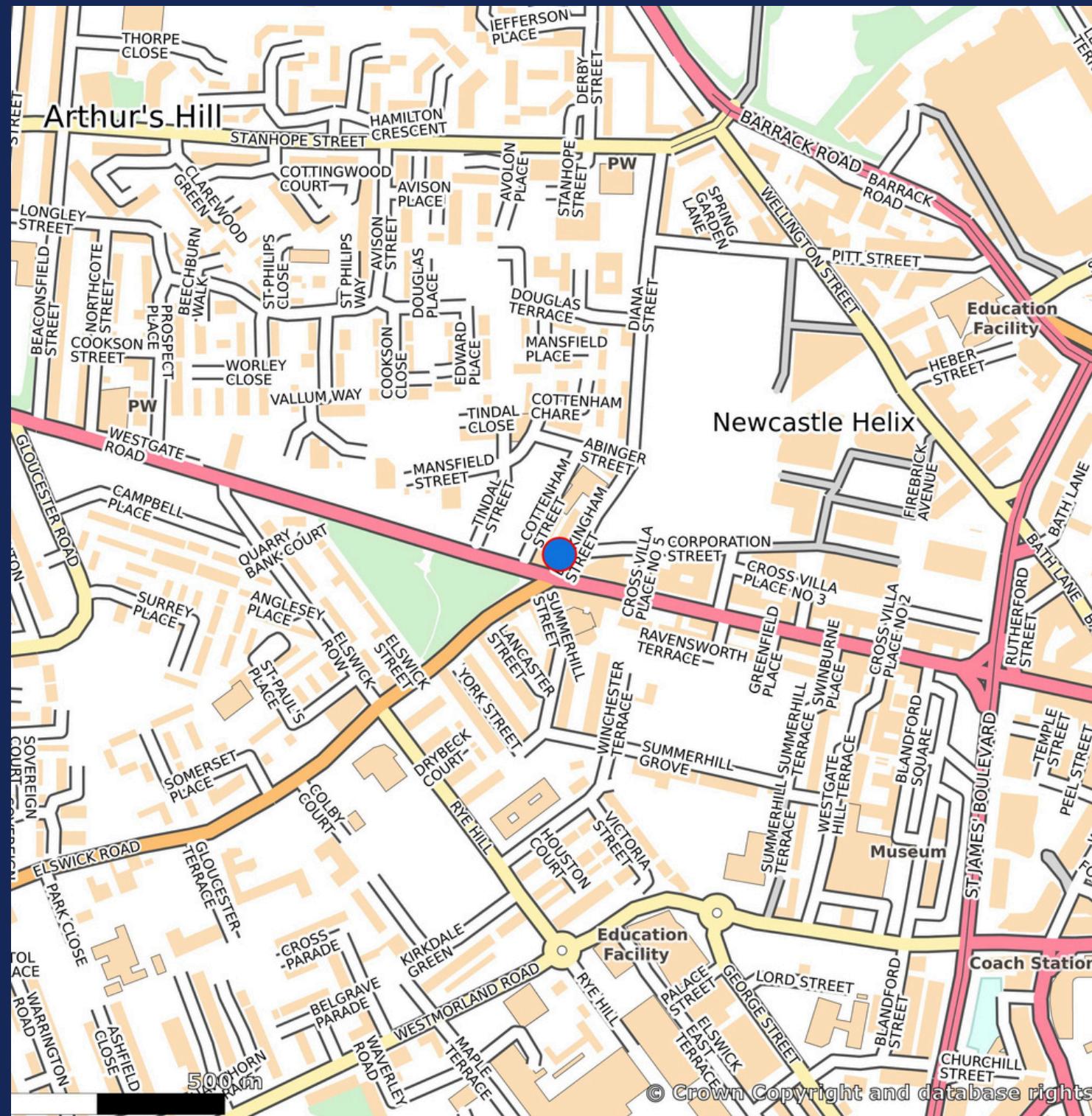
## Use/Planning

We understand that the property has consent for E use class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Newcastle City Council).

## Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available upon request in due course.



## Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £11,500

Rates Payable: £5,738.50 (Estimated)

The subject property should qualify for small business rates relief, however, we would recommend that any interested party verifies the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

## Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

## Anti Money Laundering

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

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.



# Contact

Viewings to be scheduled via appointment only.

For further information or to arrange a viewing  
please contact the sole agents:

## Mark Convery



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