



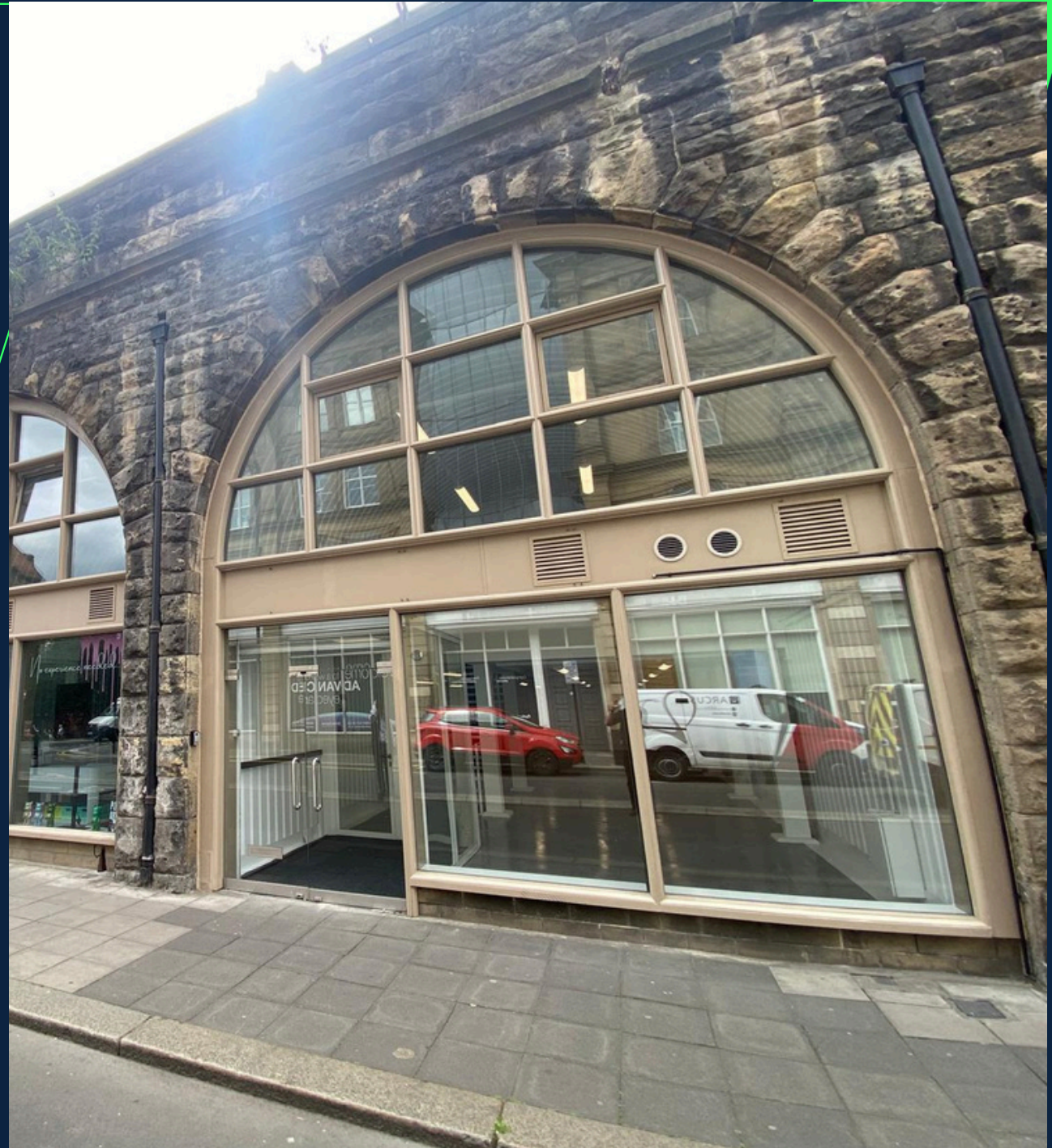
Sanderson
Weatherall

To Let

City Centre Retail /
Office Unit

1,950 sq ft (181.00 sq m)

▶ Arch 4
Westgate Road
Newcastle upon Tyne
NE1 1SA



Key points

- ▶ Retail / Office Unit
- ▶ Size: 1,950 sq ft (181.00 sq m)
- ▶ Asking Rent: £26,000 per annum
- ▶ Subject to Contract

Description

The property comprises a modern, well-presented business unit featuring an attractive double-glazed aluminium shop frontage with prominent visibility onto Westgate Road. Internally, the accommodation is fitted to a good specification, including an electric roller shutter, strip lighting, and a three-phase electricity supply, making it suitable for a range of commercial uses.

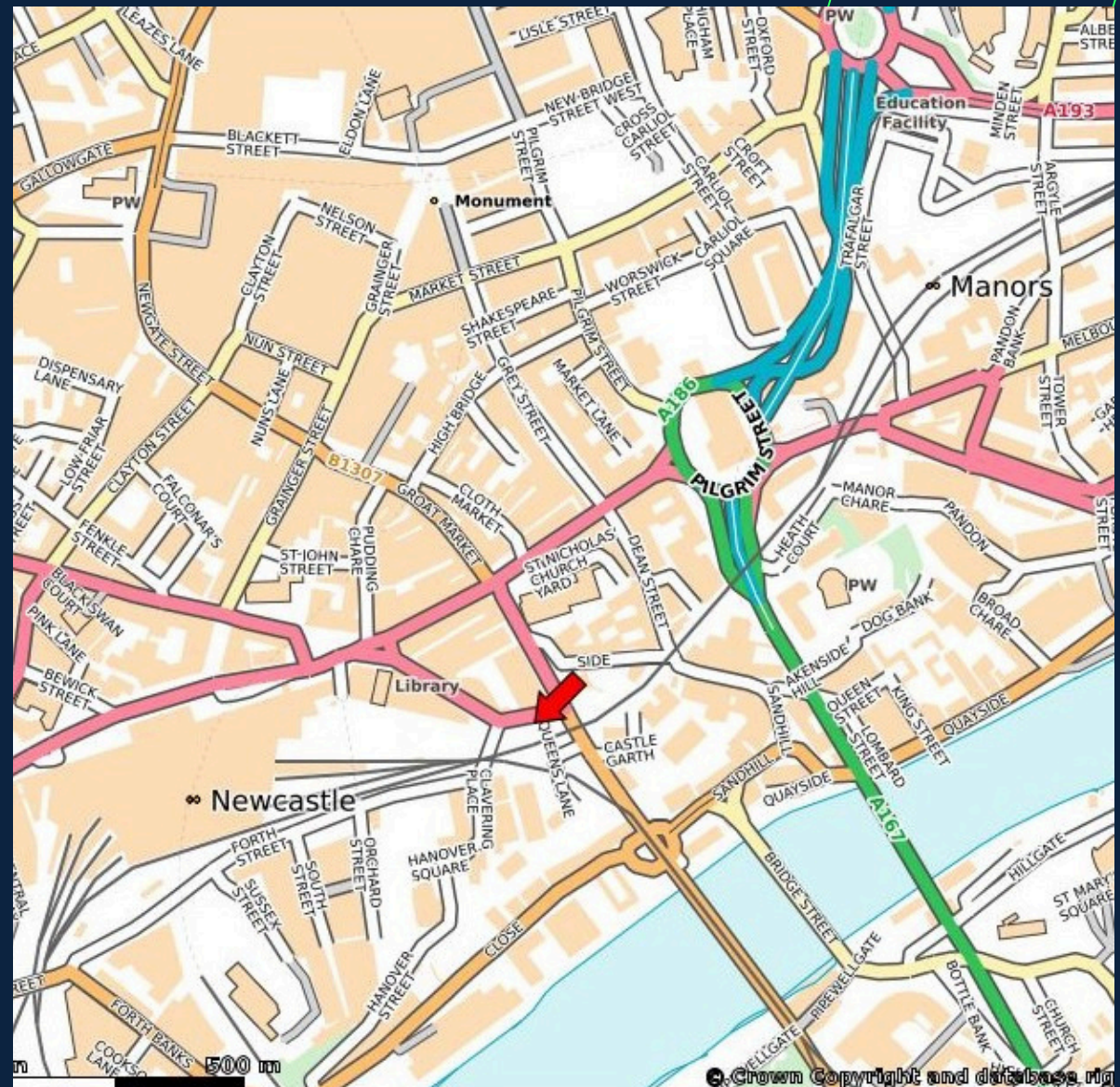


Positioned within a mid-terraced parade, the unit benefits from consistent daily footfall and passing trade. The surrounding area is home to a number of high-quality Grade A office schemes, occupied by major employers with large workforces, which significantly enhances daytime trade and customer demand. The property enjoys excellent prominence, fronting directly onto Westgate Road, a busy one-way route through Newcastle City Centre, ensuring strong visibility and accessibility for both pedestrians and passing traffic.

Location

The property is situated on Westgate Road only 2 minutes' walk from Central Station which has been the subject of significant investment extending the external and public realm areas with a programme of pedestrianisation in order to create a sense of arrival and a true gateway to the city centre.

There are a variety of commercial uses in close proximity including Grade A offices, bars & restaurants and retail establishments. Nearby occupiers include Four Points Flex Hotel, Recovery 3, French Quarter, Cavavin, Tokyo Bar, Manhattan, Revolution, amongst numerous other regional and national operators.





Accommodation

We understand that the accommodation provides the following approximate Gross Internal Floor Areas:

Ground Floor & Mezzanine: 181.00 sq m (1,950 sq ft)

Asking Rent

£26,000 per annum exclusive of VAT with terms to be agreed, subject to contract.

Tenancy Agreement

Available on The Arch Company's standard tenancy agreement, typically 3 or 6 years subject to negotiation. All agreements will be granted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends that any tenant seeks professional advice before signing a business tenancy agreement. Other agreement types may be available.

EPC

The property has an energy asset rating of Band C (74) and is valid until 27 July 2034. A full copy of the EPC can be obtained via the link provided below:

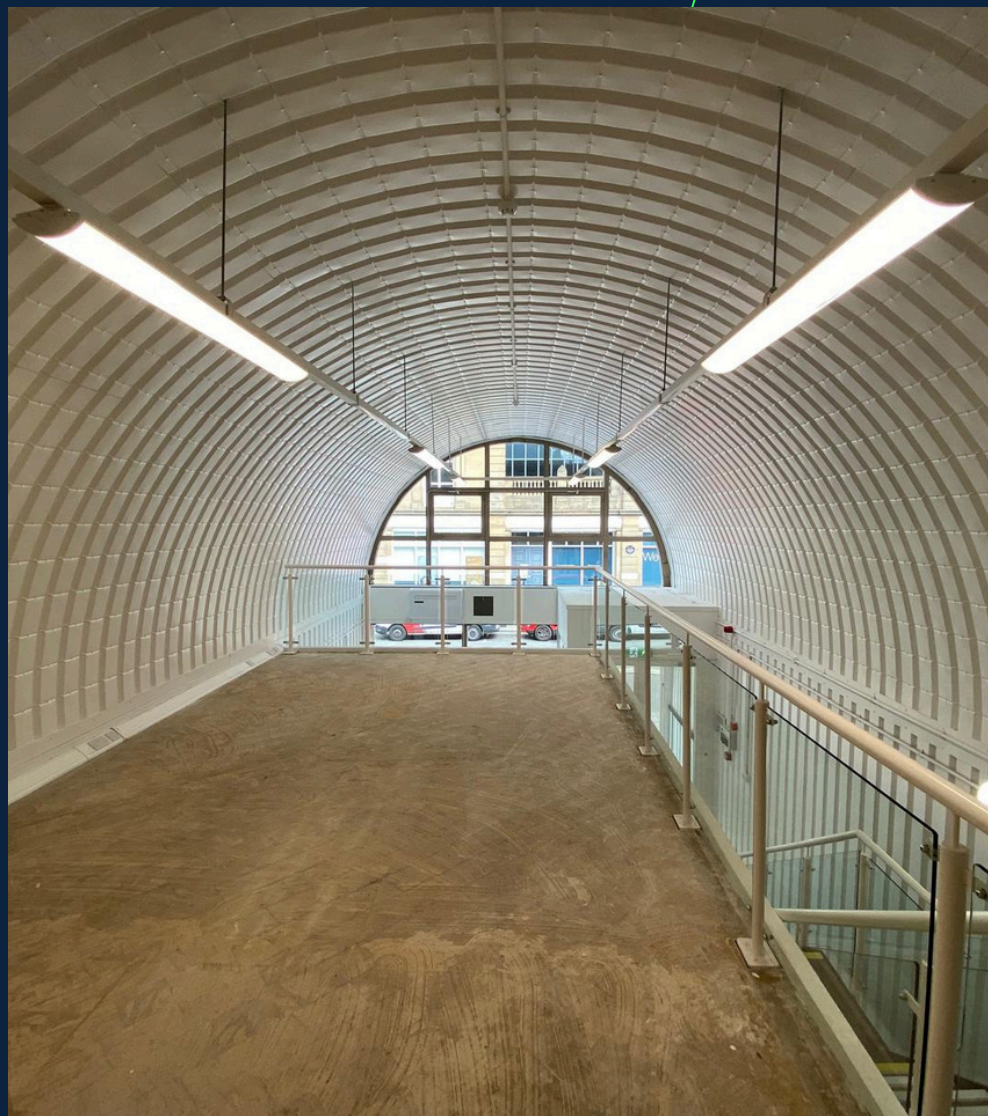
[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Business Rates

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

Ground Floor:	RV £17,750
Mezzanine:	RV £6,900

Any prospective tenant should qualify for Small Business Rates Relief, however, we recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council. The unit is currently assessed under two separate hereditaments so the VOA will likely need to reassess upon occupation.





Use / Planning

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.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium is currently assessed at £480.00 per annum.

The tenant will be responsible for obtaining their own contents insurance.

Service Charge

There is currently no service charge attached to this property, however, this may be subject to change.

Services

We understand the property benefits from electric and water services, however, we recommend that any interested party carries out their own investigations with regard to 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 tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

Tenant to contribute £595.00 + VAT towards the documentation and administration of any tenancy agreement.



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Weatherall

Viewings

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

▶ **Mark Convery**
07525 872 141
mark.convery@sw.co.uk

▶ **Amy Lamming**
07561 710 960
amy.lamming@sw.co.uk



sw.co.uk

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