

Unit E, St Andrews Street, Newcastle Upon Tyne NE1 5RF

Last Remaining A1/A3 Retail Unit To Let 1,320 sq ft (122 sq m)

- Last remaining unit of the redeveloped Grade II Listed iconic former department store within Newcastle City Centre
- Prominent mixed use scheme including Premier Inn, Turtle Bay, Zaap restaurants together with The Gym and Adventive Leisure.
- Shell condition with the benefit of a newly installed shop front.
- The unit benefits from Class E Consent
- Located within the Chinatown area



Unit 3, St Andrews Street, Newcastle Upon Tyne NE1 5RF



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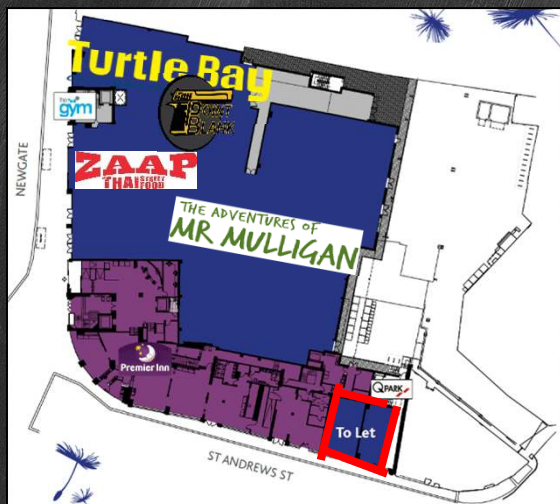


Location

The property occupies a position on St Andrews Street which adjoins Newgate Street, and is part of the Chinatown area. The property is situated immediately adjacent to Premier Inn Hotel and close to The Gate leisure scheme, Eldon Square Shopping Centre and St James Park Football Stadium.

Description

The ground floor unit forms part of the redeveloped Grade II Listed iconic former department store within Newcastle city centre. Occupiers of the ground floor include Turtle Bay, Trigger Happy t/a Point Blank, Zaap and The Adventures of Mr Mulligan (adventure golf operator). These ground floor restaurants complement the 184 bedroom Premier Inn situated on the upper floors and the 17,000 sq ft basement occupied by The Gym Group.



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Accommodation

We have yet to measure the but understand the floor area to be the following gross internal area:

Description	Sq m	Sq ft
Ground Floor	122	1,320
Total	122	1,320

Rateable Value

Interested parties are advised to make their own enquiries of the Local Rating Authority to verify the current rateable value.

EPC

Full details upon request.

Planning

The unit benefits from Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Service Charge

The annual service charge is estimated at £1.50 per sq ft.

Terms

The units are available by way of a new full repairing and insuring leases on a term to be agreed at aren't of £35,000 pax.

VAT and legal costs

VAT will be charged where applicable.

Legal costs

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

Information / viewing

Strictly by appointment:

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