



37 CLAYTON STREET, NEWCASTLE UPON TYNE, NE1 5PN

- **Prominent city centre location**
- **Ground floor & basement**
- **Adjoining Greggs & opposite Tesco Express**
- **Suitable for a variety of retail uses**
- **Rent £36,000 per annum**

To Let

LOCATION

The property occupies a prominent location on Clayton Street, in the heart of Newcastle City Centre situated directly opposite Tesco Express and Eldon Square Shopping Centre. Adjoining occupiers to the property are Greggs and Shoe Zone.

Clayton Street is a popular thoroughfare connecting the nearby Gate development, Eldon Square Shopping Centre and Grainger Market. Monument Metro Station is located a short walk away.

On street parking is available nearby with further parking available at the Gate multi-storey car park.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property is a mid-terraced retail unit forming part of an attractive stone built Grade I Listed parade. It has a single glazed timber framed frontage with recessed double doors and level access. Internally, the property is arranged over ground floor and basement. It is presented in shell condition ready for tenant fit out.

ACCOMMODATION

We have measured the property as providing the following net internal areas:

<u>Ground Floor</u>		
Retail area	64.88 sq m	(698 sq ft)
<u>Basement</u>		
Storage	64.13 sq m	(690 sq ft)
TOTAL	129.01 sq m	(1388 sq ft)

TENURE

The property is available to let for a term of years to be agreed on a fully repairing and insuring lease.

RENT

The property is available to let at a rent of £36,000 per annum, exclusive of business rates and payable quarterly in advance.



Interior

VAT

The property is registered for VAT and, therefore, VAT will be payable on the rent.

RATEABLE VALUE

The property is entered into the 2023 Rating List with a rateable value of £23,750.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

VIEWING

Strictly by appointment with the sole agents, YoungsRPS.

Stephanie Dixon
Email: stephanie.dixon@youngsrps.com
Mobile: 07936 359506

Or

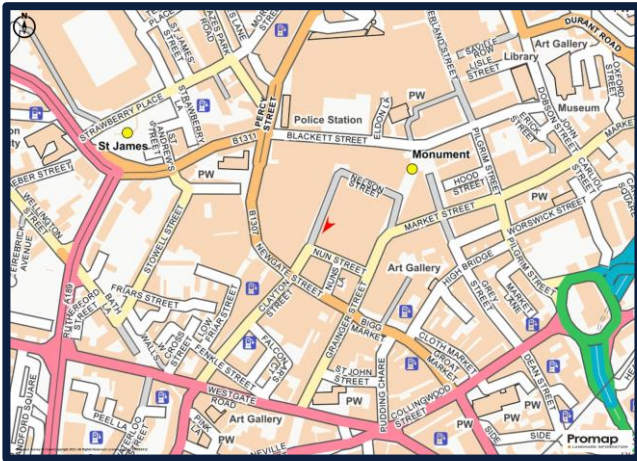
Cameron English
Email: cameron.english@youngsrps.com
Mobile: 07566 766781

LEGAL COSTS

Each party is to bear their own legal costs.



Interior



Street map

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne, Tel: 0191 232 8520.

All figures quoted are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for an EPC.

A copy of the EPC and recommendation report will be available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website.

www.commercialleasecodeew.co.uk

Particulars prepared September 2023



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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