



TO LET

PRIME RETAIL UNIT

**10/13 SAVILLE ROW
NEWCASTLE UPON TYNE
NE1 8JE**



- **Prominently situated within 50m of Northumberland Street**
 - **278.64 M2 (3,000 sq ft) at ground floor level**
- **Potential for alternative uses including Class A2/A3 subject to consent**
 - **Additional basement storage available**
 - **Potential to split in to two units**

LOCATION

Situated on the northern side of Saville Row in the heart of the prime shopping core of Newcastle City Centre. Saville Row is a pedestrianised street which links with Northumberland Street approximately 50 meters to the west of the subject property.

Northumberland Street along with Eldon Square forms the principal shopping area of the City Centre, running from Haymarket at the north to Blckett Street at the south. Marks & Spencer and Fenwick department stores are both close to the junction with Saville Row.

Saville Row is made up of a mix of retailers including Nevis Sport, Cruise and Your Homes Newcastle.

DESCRIPTION

The property comprises the ground floor of a mid terraced three storey building with basement of brickwork construction under a pitched slate covered roof. The property has for many years been used as a travel agency, trading as Callers Pegasus and more recently TUI.

The ground floor comprises a self contained open plan retail unit with offices and storage facilities at the rear. A basement area is also available which would provide a separate additional storage facility.

ACCOMMODATION

Description	M ²	Sq Ft
Ground Floor - Sales	247.86	2,669
Rear Office	14.96	161
Rear Office	15.82	170
Sub Total	278.64	3,000
Basement Stores	77.76	837
Total	356.40	3,837

TERMS

The property is available by way of a new full repairing and insuring lease at a rental of £45,000 per annum.

PLANNING

We understand that the unit has consent for uses within Class A1 of the Town & Country Planning (Use Classes) (England) (Amendment) Order 2005.

Any interested parties should satisfy themselves as to their planning situation with Newcastle City Council Planning Authority on (0191) 232 8520.

RATING ASSESSMENT

The current rating assessment includes the upper floors and the adjacent shop unit which were also occupied by TUI. The rateable value will therefore need to be reassessed.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by arrangements with the sole agent:-

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Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.