



TO LET
RETAIL PREMISES
23 DEAN STREET
NEWCASTLE UPON TYNE
NE1 1PQ



Situation

The premises are situated on Dean Street in the business quarter of Newcastle upon Tyne city centre.

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.

18-24GreySt090121BW

Description

The premises comprise a ground floor lock up shop with basement:

	Measurements	Area sq ft	Area m ²
Frontage	18.4 x depth 16.9	311	28.9
Rear preparations area	5.9 x 3.9	23	2.14
Stairs to basement	15.8 x 15.2	240	22.3
Two stainless steel sink units built in, extractor fan, part tiles out			
Door to WC facilities low level suite, pedestal wash basin			
Access to storage area	7.6 x 12.2	93	8.4

Rateable Value

The premises are assessed for rating purposes at rateable value £8,900. The current rate in the pound is 0.42.6p for a small business.

Lease Details:

The premises are available to let on an internal repairing and insuring lease with a contribution towards the maintenance of the exterior and the insurance of the premises.

The lease offered is for a term of either 10 years with a rent review at the 5th year or 5 years in duration.

Rent:

Offers in the region of £8,500 per annum are sought.

Costs

Both parties are to be responsible for their own costs involved in 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

Arrangements to view are by way of the agents.

For further information please contact:

Mr Gavin Black
Gavin Black & Partners
184 Portland Road
Jesmond
Newcastle upon Tyne

NE2 1DJ
Tel: 0191 230 2777
Fax: 0191 232 7374
Mobile: 07712 868 655
Email: gavin@gavinblack.co.uk

