

TO LET



THE FRENCH QUARTER
ARCH NO 6



One way

TO LET
LEISURE
UNIT
£ 1,620 per ft
with full licence
0208 250 843
@sanderson.com

CITY CENTRE RETAIL UNIT

Arch 7, Westgate Road
Newcastle upon Tyne NE1 1SA



Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles north west of the city centre, provides international and domestic services with Sunderland located 14 miles to the south east and South Shields 14 miles to the east.

The subject 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 Sleeperz Hotel, Tokyo Bar, The French Quarter, ChachaBuchi, Katie O'Brien's, Howlers, Manahatta amongst numerous others.



Description

The subject property provides a ground floor commercial unit with kitchen and WC facilities to the rear elevation with increased floor plate at mezzanine level which can be utilised for ancillary storage or additional covers dependent upon proposed use. The unit benefits from internal security shutter, solid concrete floor, 3 Phase electricity supply and fully glazed shop frontage with excellent visibility directly onto Westgate Road also allowing good levels of natural light to enter internally. The opportunity is situated on a one way road system on Westgate Road meaning that almost every vehicle entering the city centre will pass the subject unit.

Asking Rent

£25,000 per annum exclusive of VAT.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor	104.42	1,124
Mezzanine	64.94	699
Total	169.36	1,823

Tenancy Agreement

Available on The Arch Company's standard tenancy agreement. 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.

Business Rates

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

Rateable Value: £38,750

Rates Payable: £19,336.25 (Estimated)

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

Services

We understand that the property benefits from water and electric service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Energy Performance Certificate

The property has an Energy Asset Rating of Band A (19). A full copy of the EPC can be obtained in the link provided below:

[An EPC has been commissioned and will be available upon request in due course](#)

Use/Planning

The property has consent for A4 Use Class under the Town & Country Planning Use Classes Order 1987 or Sui Generis Use Class as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via 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 ...

The tenant is responsible for obtaining their own contents insurance.

Service Charge

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

Costs

Subject to agreement type. Standard Tenancies: Tenant to contribute £595 + VAT towards the documentation and administration.

Plus £350 + VAT for a standard Licence to alter if required.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

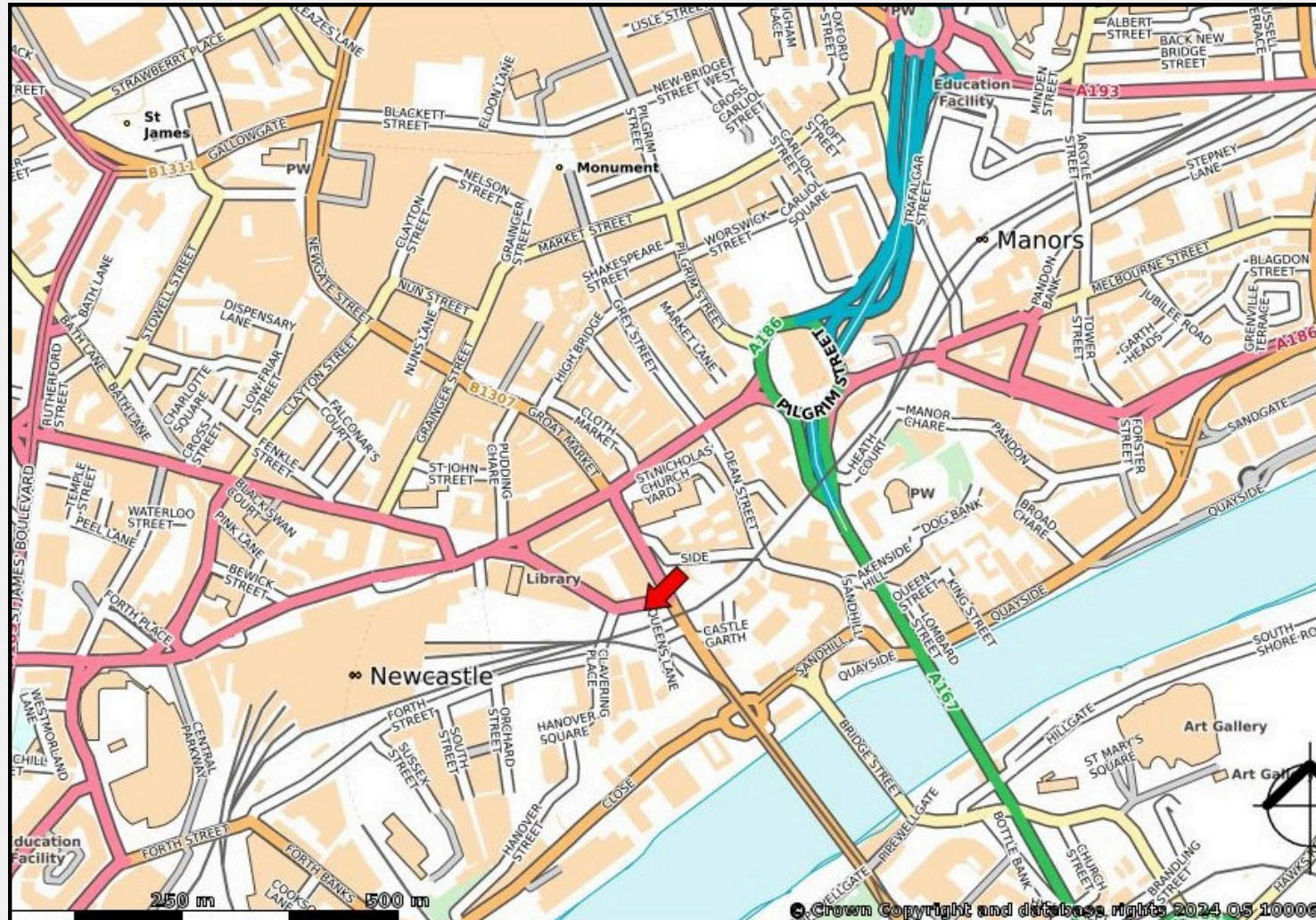
Strictly by prior appointment with the agents:

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mark.convery@sw.co.uk

or

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**Sanderson
Weatherall**