

# TO LET – Due to relocation within the scheme Nearby occupiers including Greggs, Card Factory & St Oswalds Unit 2, 22 Denton Park Shopping Centre, West Denton Way NE5 2RA

## LOCATION

The property is situated on the upper level of the West Denton Shopping Centre close to the entrance to the library & swimming Pool and the Denton Park Health Centre. The scheme is approximately 5 miles to the north west of Newcastle City Centre and provides a busy retail parade anchored by a Morrisons Supermarket. Other retailers in the scheme include Boots, Card Factory, Greggs and Newcastle Building Society as well as a number of local retailers as indicated on the attached plan. There is further free car parking in close proximity.

## ACCOMMODATION

The unit is arranged over upper mall level and provides a front sales area with ancillary offices and kitchen and store to the rear which could be removed to provide a single open plan space. There are also separate male and female WC facilities. There is a goods access via a service yard directly behind the unit.

The shop has the following dimensions & floor areas:

Ground floor internal width (front)	5.46 m	(17'11")
Ground floor potential sales depth	21.15 m	(69'5")
Sales Area	106.15 sqm	(1143sqft)

**Detailed floorplans are available upon request.**

## LEASE TERMS

The property is available by way of an assignment or sublease until the expiry of the current lease which is 16<sup>th</sup> June 2022 at a rental of £13,125 per annum exclusive. The lease is on full repairing and insuring terms by way of a service charge which is currently set at £2456 per annum (£614 per quarter)

## BUSINESS RATES

The premises are currently entered into the Valuation List at RV £11,750. The current rates payable on the existing assessment are as follows:

**RV £11,750 x current UBR (0.491p) = £5769.25 pa.**

**Small business with no other leasehold properties may be exempted from payment of rates.**

**Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current and applicable.**

## ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be available shortly.



## PLANNING

The property can be used for a number of A1 retail or A2 retail uses however may be suitable for other uses subject to planning permission and landlord's consent.

## LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting any assignment or new lease.

## VAT

All figures within these terms are exclusive of VAT where chargeable and it is confirmed VAT is payable upon the rental and service charge.

## FEBRUARY 2020

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**Promapv2**  
LANDMARK INFORMATION

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Plotted Scale - 1:25000. Paper Size - A4

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