TO LET

High Street Retail

120/122 High Street
Gosforth
Newcastle upon Tyne
NE3 1HB

- Highly Prominent Corner Position
- Significant Return Frontage
- Nearby occupiers include McColls, Weatherspoons and Greggs
- Ground floor retail space with upper floors and basement
- Total Size: 242.48 sq m (2,610 sq ft)
- Asking Rent: £30,000 pa
LOCATION
Gosforth is an affluent suburb of Newcastle upon Tyne and is situated approximately 2 miles north of the City Centre. The property is located on High Street, the main retail thoroughfare. The street is a well-connected bus route whilst Regent Centre and South Gosforth Metro Stations are located approximately half a mile away.

Gosforth High Street is home to a good range of local amenities including Sainsburys and McColls Supermarkets, high street banks including Lloyds, Barclays and HSBC as well as several pubs, restaurants and other retail and leisure outlets.

DESCRIPTION
The property occupies one of the most prominent positions on Gosforth High Street, offering a significant return frontage onto St Nicholas’ Ave, opposite Gosforth Shopping Centre. The property provides ground floor retail space with ancillary storage to the rear and a staff kitchen with W/C. To the first floor there is cellular office space. Whilst the second floor and basement provide additional storage space.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>74.88</td>
<td>806</td>
</tr>
<tr>
<td>First Floor</td>
<td>60.11</td>
<td>647</td>
</tr>
<tr>
<td>Second Floor</td>
<td>64.01</td>
<td>689</td>
</tr>
<tr>
<td>Basement</td>
<td>43.48</td>
<td>468</td>
</tr>
<tr>
<td>Total</td>
<td>242.48</td>
<td>2,610</td>
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TERMS
The premises are available by way of a new full repairing and insuring lease at a rent of £30,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT
The rating assessment currently appearing on the 2017 Valuation List is as follows:

- Shop & Premises: £24,250

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound.

LEGAL COSTS
Each party to bear their own legal costs incurred in the transaction.

EPC
The property has an energy performance certificate rating E115.

VAT
All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING
By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued
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