

# TO LET

## Ground Floor Retail

35 (rear) Blandford Square  
Newcastle upon Tyne  
Tyne & Wear  
NE1 4HW



- Prominent position situated on Blandford Square facing St James Boulevard in the centre of Newcastle upon Tyne.
- Opposite Student Living Campus, the Discovery Museum and very close to Newcastle College.
- Net Internal Area: 79.35 sq m (854 sq ft)
- Asking rent £15,000 per annum (exclusive)

## LOCATION

The property is located in a prominent position overlooking St James Boulevard (A186) just south of the Westgate Road junction. Opposite the property on the other side of the boulevard Dance City, Holiday Inn Express Hotel and a public multi storey car park are situated. Other occupiers in the surrounding area include the Discovery Museum, Pure Gym, Lane 7 bowling, Newcastle Sixth Form College and Centre for Life. Newcastle train station is situated less than a 10 minute walk from the subject property and there are various bus stations in close proximity.

## DESCRIPTION

The ground floor unit provides an open plan retail shell with a lower rear section and WC. Access to the unit is from Blandford Square, however, the shop faces on to St James Boulevard. The property could be suitable for a variety of uses subject to receiving the relevant planning permission.

## ACCOMODATION

Ground floor retail area:- 79.35 sq m (854 sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £15,000 per annum, exclusive of service charge and insurance which are payable in addition to rent. All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

Since the property has undergone extensive refurbishment, the existing valuation is incorrect and as such will need to be re-assessed following the works completion.

The Small Business rate for the year 2021/2022 is 49.9 pence in the pound.

## LEGAL COSTS

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

## EPC

An energy performance certificate will be available asap.

## VAT

All figures quoted are exclusive of VAT where chargeable.

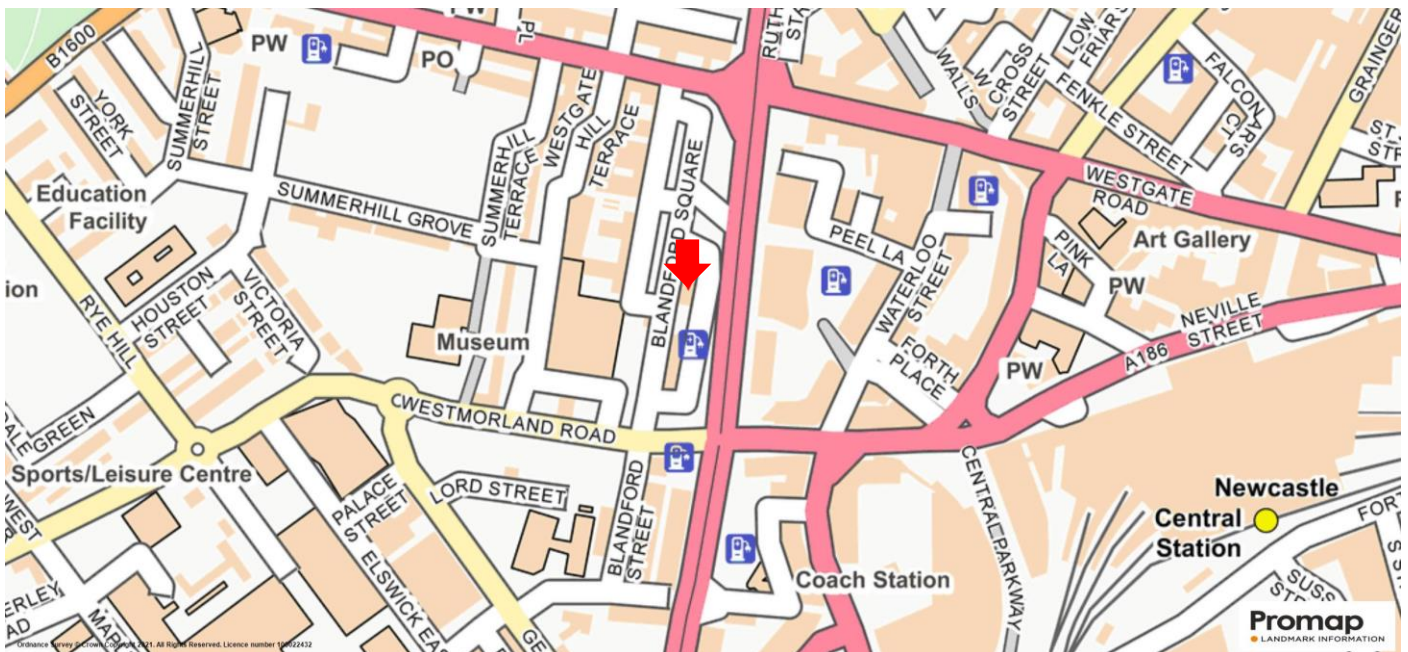
## ANTI-MONEY LAUNDERING REGULATIONS

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](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

