



To Let

6-8 Saville Row
Newcastle-upon-Tyne
Tyne & Wear
NE1 8LA

Location

The property is situated on Saville Row, just off Newcastle's prime retailing street, Northumberland Street. Long established as one of the main routes from Northumbria University, the popular pedestrianised thoroughfare benefits from high levels of footfall with nearby occupiers including Tesco Express, Superdrug and H&M.



Description

Previously used as a hair salon, the first floor accommodation which is accessed via a shared entrance with the 2nd floor from Saville Row currently comprises of an open plan salon area, treatment rooms, a staff room, kitchen, w/c facilities and store.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and can confirm the premises comprises of 119.86 sq m (1,290 sq ft) of accommodation which would be suitable as a retail space, office or showroom.

Use Class

The property is currently A1 (Shops) use and could therefore A2 (Financial & Professional Services) use is also permitted under the Use Classes Order 1987.

Interested parties can verify this information with Newcastle City Council Planning Department on 0191 232 8520.

Rating

The premises are currently entered into the Valuation List at RV £9,000. The current Uniform Business Rate for 2015/16 is 0.493 pence in the pound. Applying this rate gives an annual rates payable figure of £4,437.

Interested parties should verify this information by contacting the local Valuation Office directly.

Terms of Offer

The premises are held by way of a long-leasehold interest. A sub-lease is available outside the provisions of the 1954 Landlord and Tenant Act at a rent of £12,500 per annum.

Legal Fees

Each party is to be responsible for their own legal fees incurred in documenting the lease.

Energy Performance Certificate

D: 93

VAT

All figures within these terms are exclusive of VAT where chargeable.



Viewing

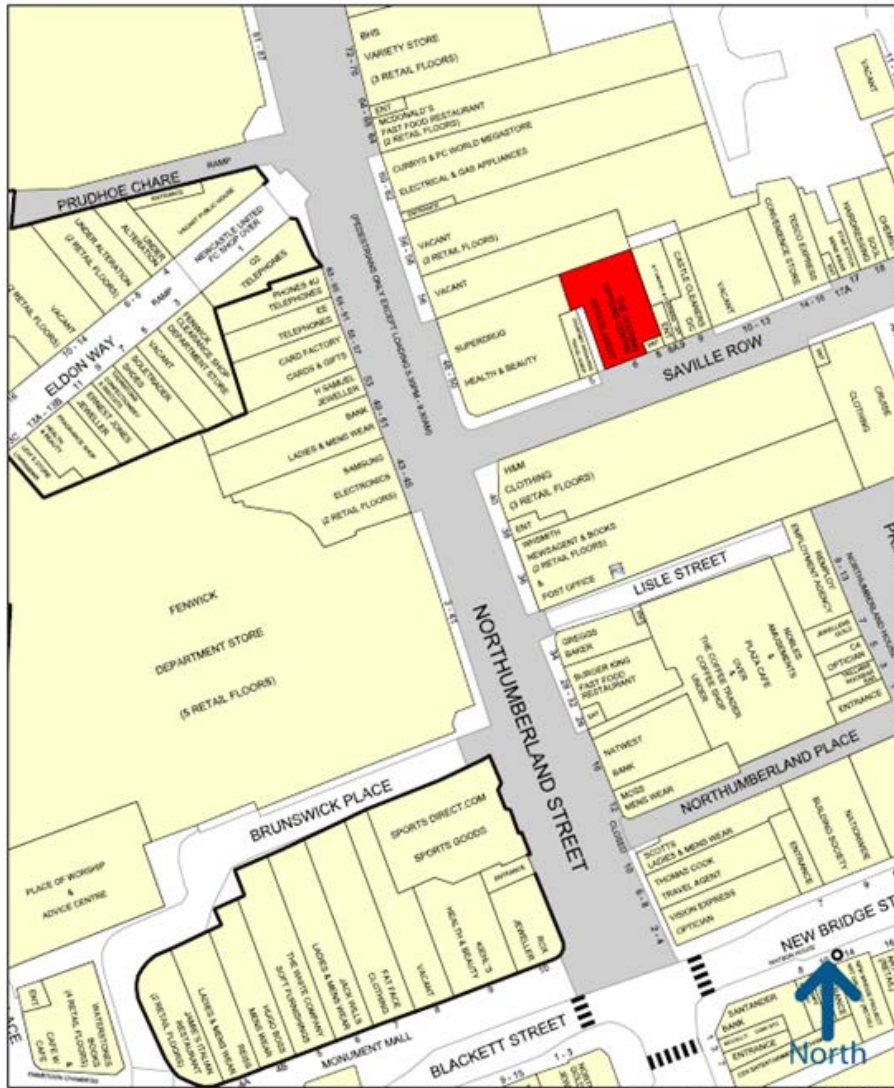
Strictly by prior appointment with sole agents BNP Paribas Real Estate:

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Subject to Contract – February 2016



Newcastle Upon Tyne - Central



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