

TO LET

PROMINENT RETAIL/LEISURE UNIT

METROVICK HOUSE JOHN DOBSON STREET NEWCASTLE UPON TYNE NE1 8JF



Location

Metrovick House occupies a prominent position on the corner of Northumberland Road and John Dobson Street immediately adjacent to Northumbria University and 5 minutes from Newcastle University. The property is also situated only 200m from Newcastle's prime retailing street, Northumberland Street, and therefore boasts impressive pedestrian flows especially at peak times.

Nearby occupiers include Frankie and Benny's, Pacific Bar Café, Costa Coffee and the City Hall and Pool. There is ample car parking nearby with the NCP multi storey car park immediately opposite. The city centre location means Metrovick House benefits from excellent transport links, with Haymarket Metro station within 200 metres and bus stops on John Dobson Street and St Mary's Place.

Description

Metrovick House is a brand new development with the upper floors providing 63 high quality studios for students and a retail unit accessed from a prominent entrance on John Dobson Street. The ground floor includes a glazed frontage to John Dobson Street and return frontages to Ridley Place allowing for a good level of passing footfall.

Service access is from Ridley Place and the unit benefits from a basement suitable for ancillary facilities and storage.

Accommodation

We understand that the property has the following approximate dimensions and floor areas which are to be confirmed:

Ground Floor Frontage – John Dobson Street	6.0m (20ft)
Ground Floor Frontage – Ridley Place	2.0m (7ft)
Ground Floor Sales	173.82sq m (1,871 sq ft)
Basement Ancillary Storage	182.60 sq m (1,965 sq ft)

Rating

The premises are yet to be separately assessed by the VOA. Interested parties should make their own enquires regarding future assessment.

The current Uniform Business Rate for 2015/16 is 49.3 pence in the pound. Interested parties should verify this information by contacting the local Valuation Office directly.

Terms of Offer

The property is available on a new Full Repairing and Insuring lease for a term to be agreed and Subject to Contract.

Rent

£45,000 per annum exclusive.

Planning

The property has most recently been used as a ground floor retail unit and therefore already benefits from A1 use. We understand alternative uses including A2 and A3 would be permitted under the General Permitted Development Order.

Interested parties should make their own enquiries with the local Planning Authority.

The Local Authority are undertaking a major package of improvements to John Dobson Street to create a Boulevard style environment. Full details are available here:

<http://www.newcastle.gov.uk/parking-roads-and-transport/re-newcastle-transport-improvements/john-dobson-street-improvements>.

Legal Fees

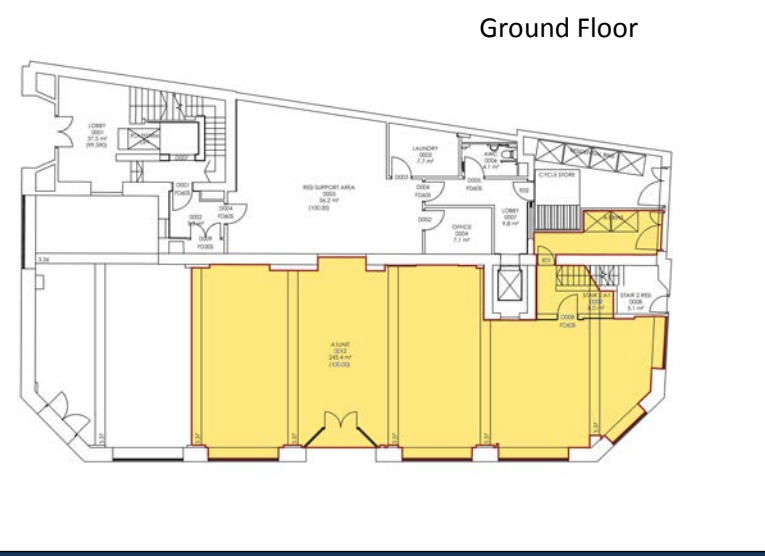
Each party is to be responsible for their own legal fees incurred in documenting the lease.

Energy Performance Certificate

Available upon request.

VAT

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



 **BNP PARIBAS
REAL ESTATE**

0191 232 8127
realestate.bnpparibas.co.uk

David Furniss
david.furniss@bnpparibas.com
+44 (0)191 227 5702

Bikki Purewal
bikki.purewal@bnpparibas.com
+44 (0)191 227 5714

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