

**BARS, RESTAURANT AND
GYM PREMISES**

TO LET

GAVINBLACK
— & PARTNERS —



**JESMOND THREE SIXTY, JESMOND,
NEWCASTLE UPON TYNE, NE2 1DB**

1,485 Sq Ft – 11,603 Sq Ft

CONTACT

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JESMOND THREE SIXTY, JESMOND, NEWCASTLE UPON TYNE, NE2 1DB

LOCATION

Jesmond Three Sixty is a high profile new development adjacent to Jesmond Metro Station. The scheme is on Jesmond Road (A1058) which leads directly to the A167(M) central motorway.

The property is therefore within easy walking distance of Newcastle City Centre, both Universities and the retail and leisure facilities in Jesmond. The scheme currently incorporates the established As You Like It restaurant and the Holy Hobo.

DESCRIPTION

Jesmond Three Sixty is undergoing a comprehensive redevelopment, conversion and refurbishment to provide a significant mixed use scheme providing the following:-

- 300 residential apartments.
- High specification office space covering 37,476 sq ft across four floors.
- A 4/5 star hotel.
- Ground floor retail space.
- 8 bar and restaurant units.
- Health and Fitness/D2 leisure place.
- A proposed 355 space multi story car park.

ACCOMMODATION

The first phase of the scheme is now complete and comprises 80 luxury apartments including three ground floor units totalling 10,203 sq ft. There is also a basement suitable for a gym of 11,600 sq ft in the block opposite.

The approximate floor areas are as follows:-

	sq ft	sq m
Restaurant	1,485	138
Restaurant	4,176	388
Restaurant	4,542	422
Gym (Basement)	11,603	1,078

TERMS

New effective full repairing and insuring lease is to be granted for a term to be agreed.

RENT

Upon application.

RATING

The premises will need to be assessed for rating purposes following their initial occupation.

SERVICE CHARGE

There will be a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, figures available upon request.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

EPC

An EPC rating will be calculated upon completion of the development.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

VIEWING

Strictly by appointment with the joint sole agents.

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