



Self-Contained Retail Accommodation

5,777 – 8,400 ft² (536.89 – 780.67 m²)

- Planning granted for class A1/A3/A4 uses.
- Prominent location with return frontage
- Ground floor – 2,439 ft² (226.58 m²)
- Basement storage
- Good pedestrian footfall
- <https://youtube.bt/4itWw1kS0aQ>

For further information please contact:

Chris Pearson

E: chrisp@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1555

John Cranshaw

E: john.cranshaw@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1569

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET

36-40 Clayton Street,
 Newcastle upon Tyne NE1 5PF

Location

The property is located in Newcastle's city centre occupying a prominent position on the corner of Newgate Street and Clayton Street.

The premise lies in close proximity to The Gate which has 19 venues spread across three floors, including a Cineworld Cinema.

Other users in the immediate vicinity include Café Nero and KFC.

Description

The demise consists of a 5 storey corner retail unit with a total floor area circa 8,400 ft². The unit is of stone construction under a pitched slate roof and is Grade II listed.

Internally, the ground floor is carpeted throughout with suspended ceilings and diffused lights. The property benefits from a return frontage facing onto Clayton Street and Newgate Street. The frontage is glazed with timber frame windows and double entrance.

Accommodation

The property comprises the following net internal areas;

	ft ²	m ²
Basement	1,345	124.95
Ground Floor	2,439	226.59
First Floor	1,993	185.15
Total	5,777	536.89

Planning

The property has been granted full change of use from Class A1 (Shops) to Class A3 and/or A4 (Restaurants & Cafes/Drinking Establishments) within the Town & Country Planning (Use Classes) Order 1987 (as amended).

Tenure

The property is available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

We are instructed to seek rental offers in the region of £70,000 per annum exclusive of all other outgoings.

Business Rates

The Valuation Office Agency describes the property as 'Shop and Premises'

Rateable Value (Draft 2017 List): £72,500

Approximate Rates Payable: £36,032.50

Interested parties should seek to confirm these figures with the Local Authority.

EPC

The property has an energy efficiency rating of Band D (86). A full copy of the EPC is available upon request.

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

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 the 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.

VAT

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

