



## Retail / Office Accommodation

433 - 924 Sq Ft (40.23 - 85.84 Sq M)

- Excellent city centre location
- Appealing to a range of uses
- Great transport links
- Currently being redecorated
- 100% rates relief for qualifying occupiers
- New lease available

For further information please contact:

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## TO LET

2nd & 3rd Floor , 4 Old Eldon Square,  
Newcastle Upon Tyne, Tyne and Wear, NE1 7JG

### Location

The property is situated in the heart of Newcastle's vibrant city centre, and enjoys a prominent position on Old Eldon Square, one of the city's premier retail and leisure destinations. It is ideally located near several entrances to Eldon Square Shopping Centre, Northumberland Street, and The Gate Leisure Complex, ensuring high footfall and excellent visibility.

Old Eldon Square is home to a strong mix of established national brands. Immediate neighbours include Starbucks, Wagamama, Nando's and Greggs further enhancing its retail appeal.

### Description

The property is arranged over three floors, with all suites sharing a common entrance, kitchen, and staircase. The second floor has been subdivided to include two smaller rooms and a large open-plan room at the front, which enjoys an abundance of natural light. The third floor comprises four smaller rooms, offering flexible space that could suit a variety of occupiers.

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
Second Floor	491	45.61
Third Floor	433	40.23
<b>Total</b>	<b>924</b>	<b>85.84</b>

### Lease Terms & Asking Rents

The property is available by way of a new effective full repairing (via a service charge) and insuring lease for a term of years to be agreed and at the following asking rents:

Second Floor: £8,850 per annum

Third Floor: £6,500 per annum

Alternatively, 2<sup>nd</sup> & 3<sup>rd</sup> Floors combined: £15,000 per annum.

All rents are quoted exclusive of any other outgoings. Further information available on request.

### Building Insurance

Available upon request

### EPC

The property has an EPC rating of C 62.

### Rateable Value

According to the VOA the available floors have the following Rateable Value:

2nd Floor: £4,600

3rd Floor: £2,550

100% rates relief would be applicable for qualifying businesses. Interested parties must satisfy themselves as to their own rates payable and eligibility for relief, prior to entering into a contract.

### Legal Costs

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

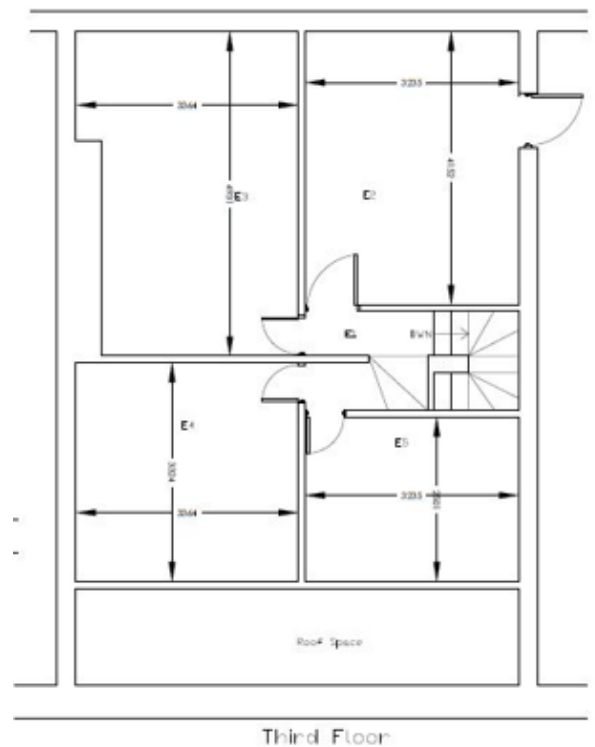
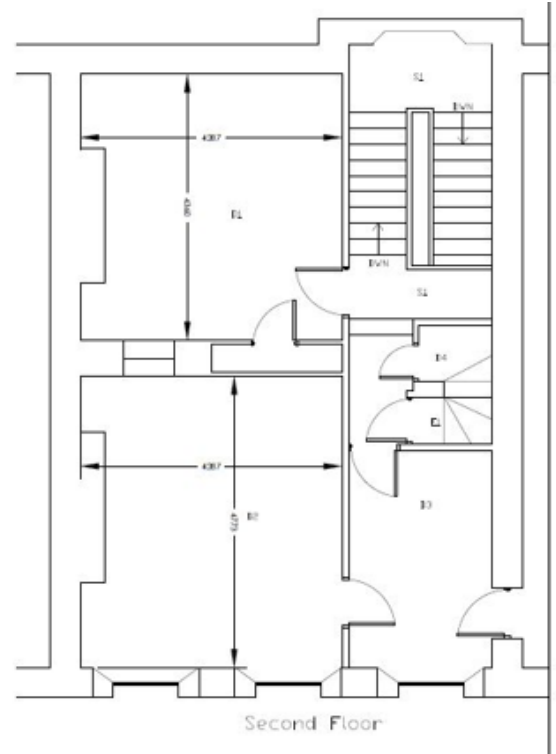


## Permitted Use

The property was formerly used as a beauty salon.  
 Various alternative uses will be considered.  
 Interested parties are to satisfy themselves that they  
 have obtained the necessary/statutory planning  
 consents for their proposed use, prior to entering a  
 contract.

## 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 Institution of Chartered Surveyors, Parliament  
 Square, London SW1P 3AD Tel: 0207 695 1535.



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