



## City Centre Retail Premises

789 Sq Ft (73.3 Sq M)

- Self Contained Unit
- Glass-fronted exterior
- Potential to decorate to suit
- Great City Centre Location
- New lease

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## TO LET

12 Ridley Place, Newcastle Upon Tyne, Tyne  
and Wear, NE1 8JW

### Location

Ridley Place is situated just off Northumberland Street, a prime retail area, with nearby retail including Eldon Square, Fenwick, and Marks & Spencer. Ridley Place is also within easy reach of the Northumbria University Campus and the new East Pilgrim Street development.

The premises are only a short walk from both Haymarket and Monument metro stations, located at opposite ends of Northumberland Street.

### Description

The ground floor open plan retail premises has full glass frontage on a busy retail street. The property benefits from staff room and WC's facilities at the rear of the property.

### Accommodation

The property has been measured and comprises the following area:

	Sq Ft	Sq M
<b>Total</b>	<b>789</b>	<b>73.3</b>

### Terms

The property is available by way of a new full repairing and insuring (FRI) lease.

### Rent

£25,000 Per Annum

### Service Charge

Available upon application.

### Building Insurance

There will be a proportion of building insurance payable. More information to be provided on request.

### EPC

The property has an EPC rating of C 55.

### Rateable Value

The property has a rateable value of £22,250, resulting in business rates payable of approximately £11,102.75 per annum. Interested parties are advised to make their own enquiries with the local authority.

### Legal Costs

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

### 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.

### Anti-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.

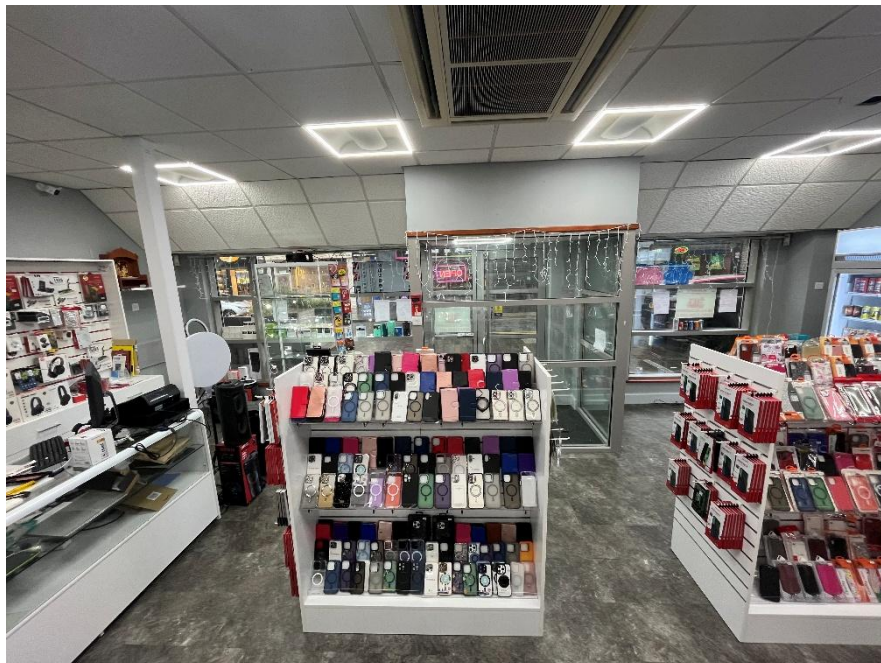
### Code of Practice

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



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