City | Quadrant

TO LET

Restaurant/Retail/Leisure Opportunity
City Quadrant
Waterloo Square
Newcastle upon Tyne
NE1 4DP

Fantastic premises located on the ground floor of a stunning landmark mixed use development, situated at the western entrance to Newcastle City Centre.

Asking rent £90,000 per annum, exclusive

LOCATION

City Quadrant is a stunning landmark mixed use development situated at the western entrance to Newcastle city centre. The Scheme is part of the Waterloo Square development that forms part of the western gateway to Newcastle's vibrant city centre.

The unit lies adjacent to the A6082/A189 St James Boulevard, an excellent location with Newcastle Central Station, the main coach station, the International Centre for Life and the retail core all in close proximity.

DESCRIPTION

The modern ground floor unit is designed to a high specification including 5 meter fully glazed frontage, suspended ceilings, air conditioning and category II diffused lighting. The unit also benefits from an internal passenger lift between basement and mezzanine floor.

ACCOMMODATION

We have measured the premises in accordance with the current accordance of the RICS Code of Measuring Practice, and estimate the unit has the following Net Internal Areas.

Floor	Area	
	sq.m	Sq.ft
Ground Floor Sales	379.79	4,088
Mezzanine Level	92.9	1,000
Basement Sales	690.2	7.368
Total	1162.89	12,456

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed, incorporating 5 yearly rent reviews.

BUSINESS RATES

According to the Government website the property is listed in the Valuation Roll as:

Rateable Value: £49,250
Rates Payable: £37,594

Interested parties are advised to contact the Local Rating Authority for verification of the above.

RENT

£90,000 per annum exclusive of service charge, business rates and all other outgoings.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate for the unit is available to download from the Edwin Thompson website.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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VIEWING AND FURTHER INFORMATION

Please contact the joint marketing agents:

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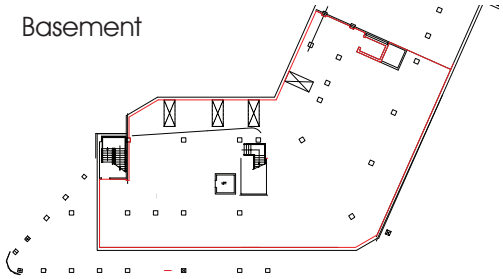
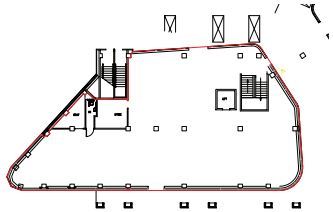
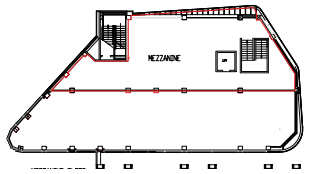
5. These particulars were prepared in July 2018.

FLOORPLANS

Basement



Ground Floor



Mezzanine Floor