NEWCASTLE UPON TYNE – UNIT 4, 139-153 GRAINGER STREET

PRIME A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)

Location
The subject premises occupy a highly prominent position on Grainger Street in Newcastle City Centre. Grainger Street’s location close to Monument Mall, Northumberland Street and Eldon Square has established it as a hugely popular pitch hosting numerous lifestyle brands and restaurants/bars.

Located adjacent to Yoi Sushi and Urban Outfitters, other nearby retailers in close proximity include L’Occitane, Pret, END. Clothing and Cote.

Demise
The property is arranged over ground and basement floors, comprising the following approximate areas:

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<tr>
<th></th>
<th>Ground Floor:</th>
<th>Basement:</th>
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<tbody>
<tr>
<td></td>
<td>858 sq ft</td>
<td>1,019 sq ft</td>
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<td></td>
<td>88 sq m</td>
<td>125 sq m</td>
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<td>Total:</td>
<td>2,292 sq ft</td>
<td>213 sq m</td>
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Tenure
The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to vacant possession.

Rent
£90,000 per annum exclusive

Rates
Rateable value: £83,000

Interested parties are advised to make their own enquiries via Newcastle City Council on 0191 278 7878.

Service Charge
The service charge for the year ending 2019 is £4,595.34 per annum.

EPC
Available Upon Request
Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.