



**Unit SU8
Monument Mall
Newcastle**

- High footfall
- 281 sq m on Ground

Prime lease for sale

(Subject to relocation)

Location

Located in a prime position within Monument Mall. Nearby retailers include Fat Face, White Stuff, The White Company, Hugo Boss, Molton Brown, Kiehl's and Rox.

Description

The property comprises a prime retail unit with sales accommodation on ground and basement levels.

Tenure

The property is available by way of an assignment of the existing lease expiring 27 August 2024 contracted inside the Landlord and Tenant Act.

Rent

£310,000 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas:

Ground Floor	3,025 sq ft	281 sq m
Basement	3,185 sq ft	295 sq m

Total: 6,210 sq ft 576 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Incentives

Substantial incentives available subject to covenant strength.

Business Rates

Rateable Value	£280,000
Rates Payable (20/21)	£149,240

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

EPC

The Energy Performance Certificate for the unit is available upon request.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

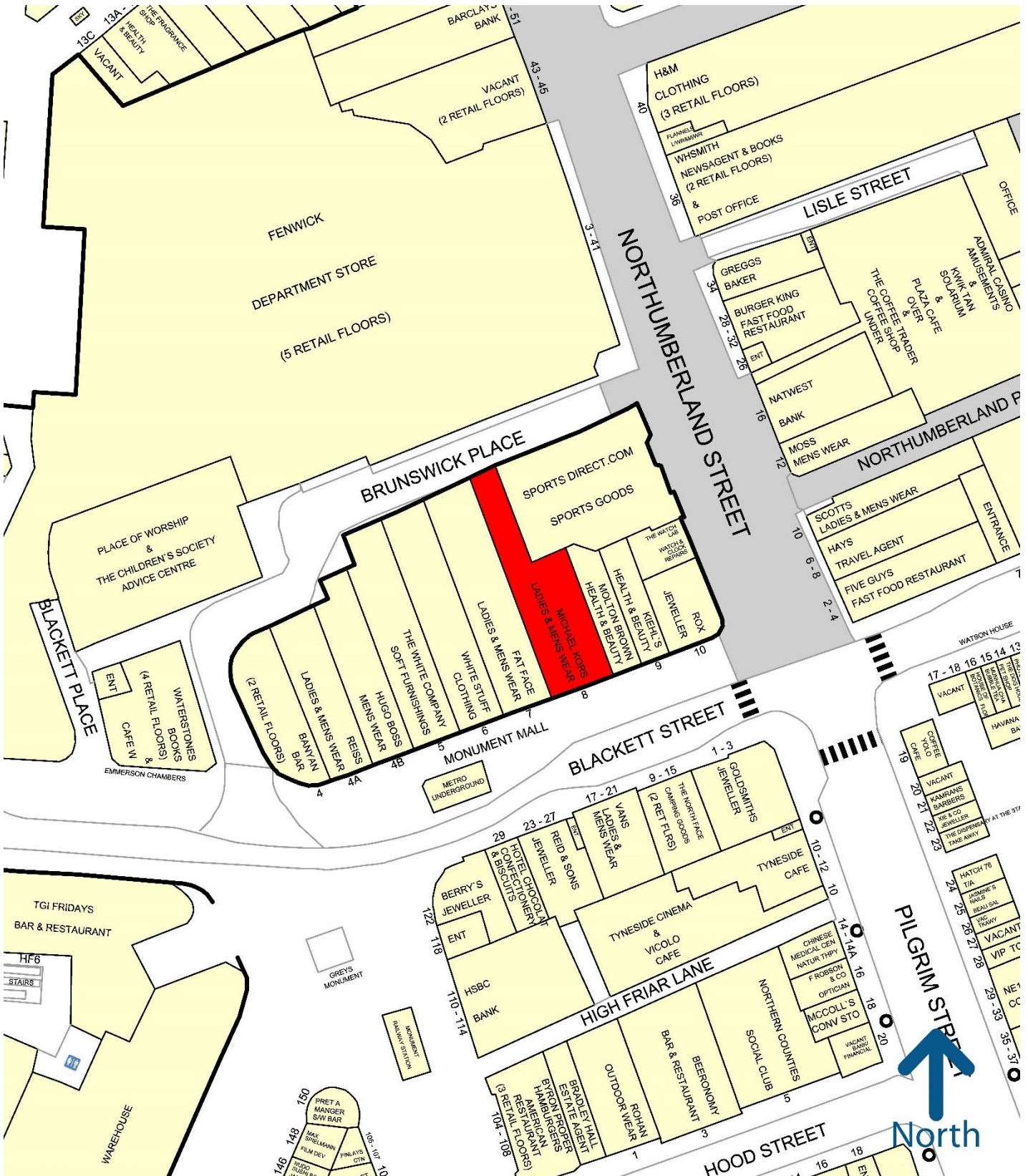
Subject to contract

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