

**RETAIL SHOP / OFFICE PREMISES TO LET & MAY SALE IN THE HEART OF CITY CENTRE.  
Charlotte Mews - Newcastle - NE1 4XH - Just behind Newcastle China Town.  
To Let - Asking Price £1000 per month and May Sale asking price £125k.**

**Key features: -**

- City centre retail shop & office
- Recently refurbished shop & office
- Ground floor shop front
- Newly installed internal secured roller shuttle doors
- Night storage electric heating
- Available now and please arrange viewing.
- Please call: 07879450778 or email: ricky@kongproperty.co.uk
- [www.KongProperty.co.uk](http://www.KongProperty.co.uk)
- **Note: Tenant/administration fees apply. Details please ask agent.**

Kong Property Incorporating with Surveyors Services Ltd. are delighted to offer to the market this lovely retail shop & office in the heart of Newcastle city centre, conveniently located for access to all local amenities, excellent transport links to both universities and Newcastle City Centre offices. The property briefly comprises secured main shop office entrance and side entrance to second office, corridor, main office/shop space, second office space, kitchen and toilet & shower room. Viewings are highly recommended. Please arrange a viewing Contact Ricky on 07879450778 or email: ricky@kongproperty.co.uk

**Location**

The property is located within the Grainger Town behind Newcastle China Town. Charlotte Square leads from Fenkle street close to its intersection with Friars Street and Cross Street. The property is situated in a corner possible with Charlotte Square providing a link via alleyway to Charlotte Mews.

**Description**

The premises are arranged on ground floor comprising two shop front and secured internal roller shuttle door. Presented sales shop or office with staff's kitchen facilities and toilet with shower room. The premises have two windows displays to both Charlotte Square and Charlotte Mews.

**Accommodation**

The property briefly comprises as following: -

<b>Ground Floor Retail / office Shop</b>	<b>ft<sup>2</sup></b>	<b>m<sup>2</sup></b>
Main office/shop space	278	25.81
Second office space	112	10.50
Corridor link to second office	29	2.73
Kitchen & corridor	70	6.42
Toilet & Shower room	19	1.79
<b>Total Internal Floor Area Around</b>	<b>508</b>	<b>47.25</b>

**The Tenure**

A new Lease is available at a commencing annual rental of £12,000 and rental negotiable for long terms lease and rent reviews etc.

**Cost**

The tenants will be responsible for the landlord's legal fees incurred in the preparation of the lease contract, setting and completion of the lease plus any vat and stamp duty, if applicable.

**Rateable Value**

The Business Rate for this Retail shop / Office is around £1,350 per year. For small business may apply with Newcastle city council for business relief for the rate to Nil.

**Disclaimer**

None of the equipment or system within the premises have been tested by the agent and it is the responsibility of the Purchaser/Leasee to ensure they are in working order.

**Ground Floor**

**Shop front main entrance**

Exterior solid timber door leading into main office space.

**Main office space 5.53m x 4.53m**

Well presented laminate flooring, storage heaters, secured internal roller shutter doors, LED lights fittings and door leading to the second office space.



**Second office space 3.35m x 2.81m**

Well presented laminate flooring, storage heaters, LED lights fittings and door leading to the kitchen and toilet/shower facilities.



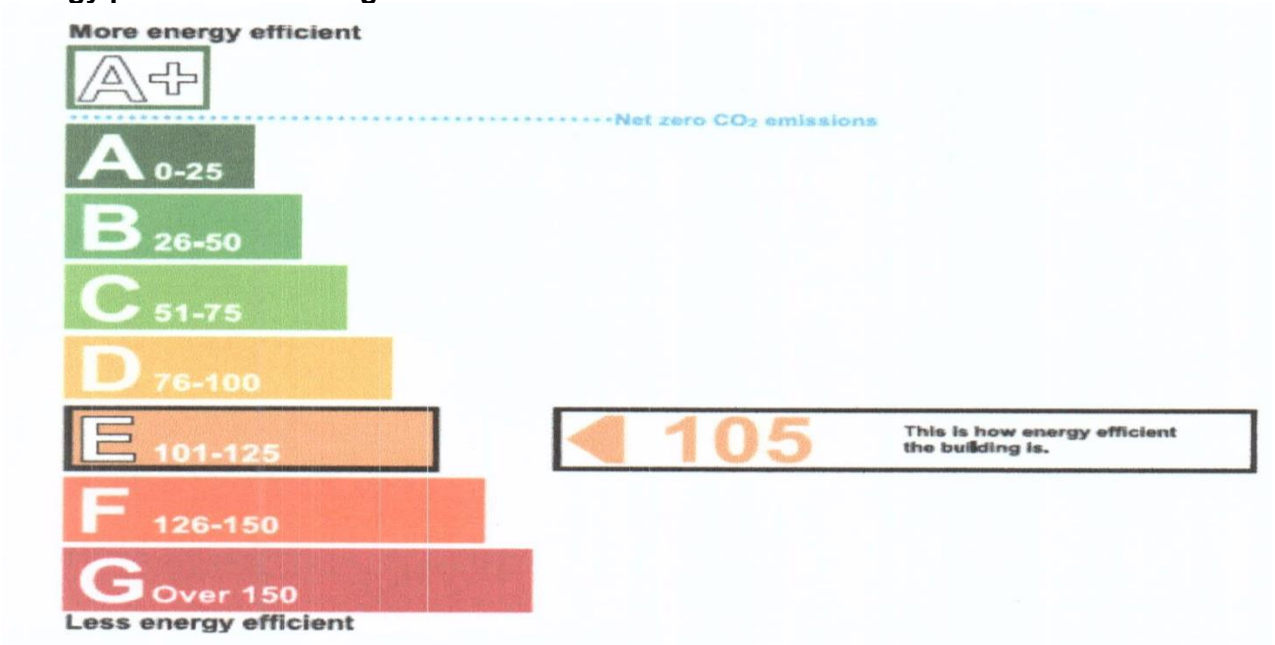
**Kitchen facilities**

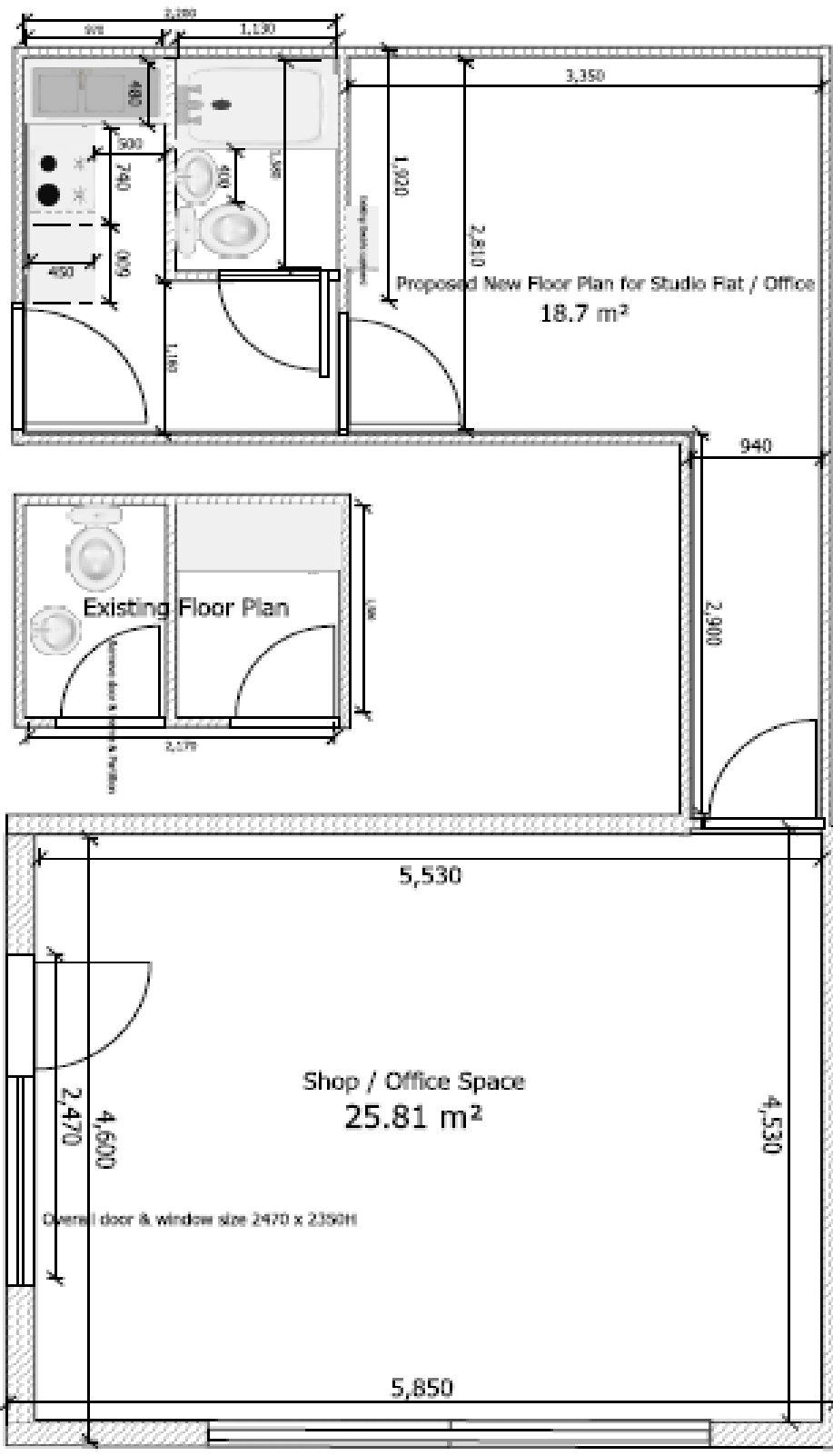


**Toilet & shower facilities**



**Energy performance rating**





**Notes:**

All rooms have been measured with electronic laser/measuring tape and are approximate measurements only. To comply with the Property Misdescriptions Act 1991, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Kong Property Incorporating with Surveyors Services Ltd. for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.