

# NEWCASTLE UPON TYNE NE1 7AL

## UNIT 9B MONUMENT MALL BLACKETT STREET

### PRIME RETAIL UNIT LEASE FOR ASSIGNMENT

#### LOCATION

In the heart of the city between Northumberland Street and Grainger Street, close to Eldon Square and the new Pilgrim's Quarter (468,500 sqft offices plus 6 retail units).

The subject property occupies a prominent location between **Rox Jewellers** and **Clarendon Art**, surrounded by top retailers including **FatFace**, **Breitling**, **The White Company**, **Reiss**, **The North Face** and **Hotel Chocolat**.

#### ACCOMMODATION

The premises are arranged on ground floor only and offer the following approximate dimensions and net floor area:

Gross Frontage	23'6"	7.16 m
Internal Width	22'8"	6.91 m
Shop Depth	33'6"	10.21 m
Net Internal Area	697 sq ft	64.75 sq m

#### RENT

£60,000 pax rising to  
£62,500 pax on 01/03/27 and  
£65,000 pax on 01/03/28

#### LEASE FOR ASSIGNMENT

5 year EFRI lease inside the Act, commencing 1<sup>st</sup> March 2025.

A Schedule of Condition is appended to the lease.

#### TENANT-ONLY BREAK

There is a tenant-only break operable on 1<sup>st</sup> March 2028 on not less than 6 months' notice, without penalty.



#### CONSIDERATION

Offers are invited for the leasehold interest

#### RATES

We are advised the property is assessed as follows:

Rateable Value (April 2026)	£80,000.00
Standard (RHL) UBR (2026/2027)	43.0p

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to discounts or other reliefs.

#### SERVICE CHARGE

We are advised the April 2026/27 on-account service charge is £2,653.33 + VAT.

#### COSTS

Each party will be responsible for their own legal costs.

#### VAT

All costs are exclusive of VAT.

#### EPC

The energy efficiency rating is Band D (81).

#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

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**SUBJECT TO CONTRACT**



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