



Newcastle's Premier Covered Leisure Destination

Newcastle Upon Tyne, NE1 4XQ



Bally's
CASINO

MOJO

wetherspoon

FREIGHT
ISLAND

TIAS
MEXICAN CANTINA

Pizza
hut

Nando's

FAYRE
PLAY

cineworld
CINEMAS



THE GATE

LOCATION



235,288 sq.ft

Total development



27

Lettable units on site



pulse.dating.lines

What Three Words



DESCRIPTION

The Gate occupies a prime site off Newgate Street in Newcastle city centre. The scheme is immediately opposite the city centre's dominant shopping destination, the 1.4 million sq ft Eldon Square shopping centre, which attracts over 21 million visitors annually. Nearby is Newcastle University, St James' Park, home to Newcastle United Football Club, and Newcastle Central railway station.

A major new innovative entertainment and dining venue, 'Freight Island' is now on the rooftop of this building - which has its main entrance directly opposite The Gate.

The Gate is easily reached by Metro or rail with St James Metro Station 0.1 miles north and Newcastle Central railway 0.4 miles south.

RATEABLE VALUE

Properties in The Gate are suitable for a variety of retail, leisure and food & beverage uses. Interested parties must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

SERVICE CHARGE & INSURANCE

Information provided upon application.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



£1.5bn

worth of investment is currently planned for the city centre



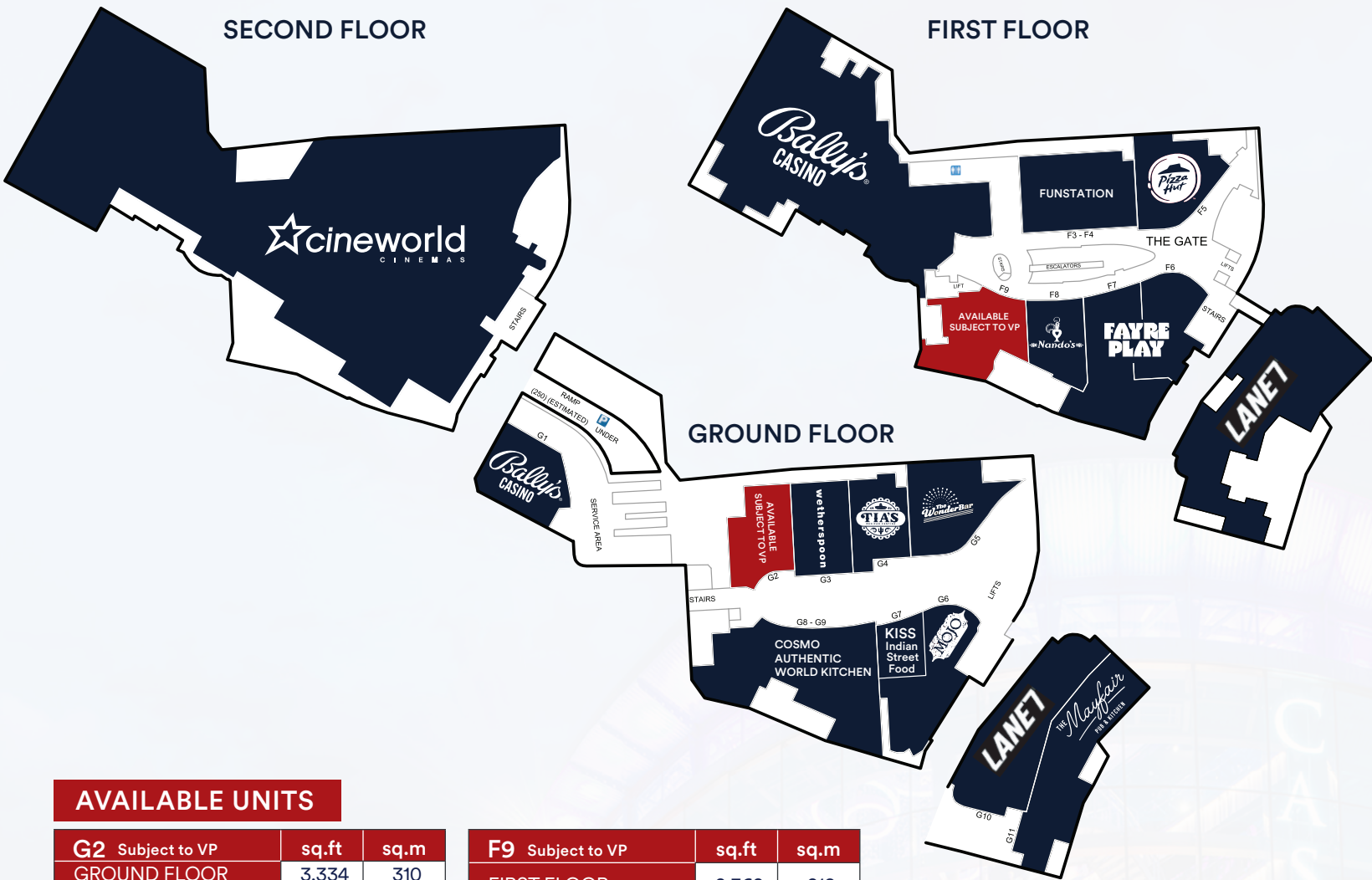
46% of Visitors

stay at The Gate for over 1 hour



16.45%

increase in annual footfall from 2023 to 2024



AVAILABLE UNITS

G2 Subject to VP	sq.ft	sq.m
GROUND FLOOR	3,334	310
MEZZANINE	2,335	217
TOTAL	5,669	527
RENT	POA	
RATEABLE VALUE	£115,500	
RATES PAYABLE	£36,797	
SERVICE CHARGE	£79,442	
INSURANCE	£1,736	

F9 Subject to VP	sq.ft	sq.m
FIRST FLOOR	2,362	219
TOTAL	2,362	219
RENT	POA	
RATEABLE VALUE	£37,000	
RATES PAYABLE	£14,504	
SERVICE CHARGE	£54,200	
INSURANCE	£1,184	

542k

Catchment Population

within a 15 minute drive time

1.5m

Catchment Population

within a 30 minute drive time

275

Car Parking Spaces

Sat Nav

NE1 4XQ

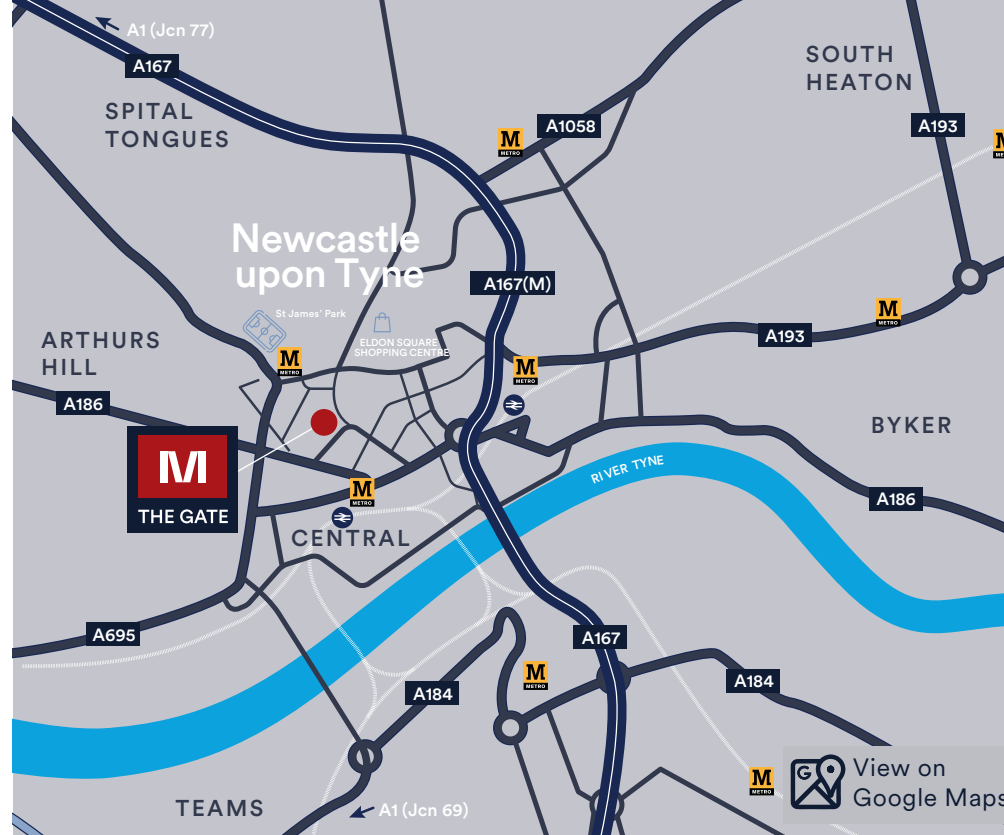


LOCATION

Newcastle upon Tyne is the regional capital of North East England, one of the UK's core cities and an integral part of the Northern Powerhouse. It comprises the largest borough of Tyne and Wear and is the most populous city in the North East of England, with a 30 minute drivetime catchment of over 1.5 million people. Newcastle is located 20 miles north of Durham, 59 miles east of Carlisle and 104 miles south east of Edinburgh.

Newcastle benefits from its connections to the M1 via the A1 at Junction 65, circa 7.5 miles from The Gate.

The area benefits from the longstanding Tyne and Wear Metro network, a light rail system with a network of 60 stations serving Newcastle-upon-Tyne, Gateshead, South Tyneside, North Tyneside and Sunderland.



SHEET ANCHOR EVOLVE

part of M^{Core}



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SERVICES



Toilet Facilities



Baby Changing



275 Car Park Spaces



Free Cycle Racks



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