

PROMINENT RETAIL UNIT TO LET

Trinity Square, Gateshead

Unit G121-122



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

Trinity Square shopping centre is located in the heart of Gateshead providing approximately 300,000 sq ft of Retail, Leisure & F&B space. It attracts 7 million shoppers and visitors annually and hosts a variety of free community events throughout the year.

The centre is anchored by a 157,000 sq ft **Tesco Extra** with a 750-space car park. It is adjacent to the Gateshead Interchange, a public transport hub serving buses and the Tyne and Wear Metro.

The scheme is host to national operators including **Vue Cinemas, Boots, Poundland, Nandos, Anytime Fitness, Lloyds Bank, CEX** and **Costa Coffee**. Trinity Square is also home to a health centre, office block and 998 university students who live above the centre.

Accommodation

The premises are arranged over ground floor only.
Approximate net internal areas are:

Ground Floor:	2,529 sq ft	234.9 sq m
---------------	-------------	------------

Tenure

The unit is available by way of a new effective full repairing and insuring lease.

Rent

£50,000 per annum exclusive.

Service Charge

The estimated service charge cost for 2025/2026 is £15,624.91 payable by the tenant.

Rates

Rateable Value (2025/26)	£44,250
<hr/>	
UBR:	£0.499
<hr/>	
Rates Payable:	£22,081

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Rating D, Full Energy Performance Certificate available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

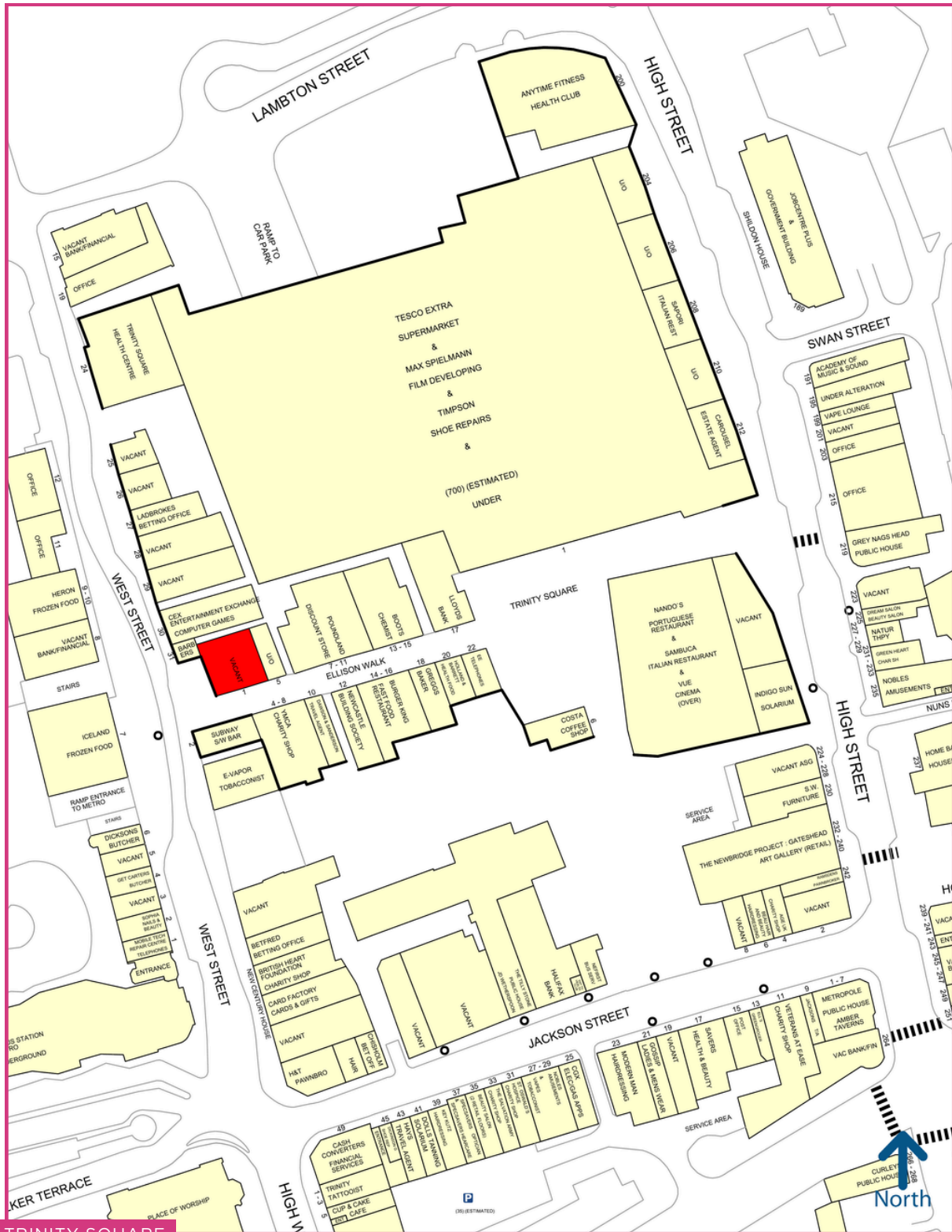
Viewing & further information

Viewing strictly by appointed with Savills

Adam Sanderson

adam.sanderson@savills.com
+44 (0) 7977 030164





TRINITY SQUARE

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | October 2025

