

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial  
Property & Business Agents

## RETAIL UNIT

Unit 3 The Hub, Haymarket,  
Newcastle upon Tyne NE1 7PF



- Currently operating as a busy newsagents.
- Extremely high levels of footfall.
- Retail space circa 550 sq.ft. (51.1 sq.m.).
- Suitable for a variety of uses STPP.
- 15 year lease in place.
- NIL PREMIUM.

# 0191 487 8566

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**Location**

The business is located within a bespoke retail hub that forms part of the Metro Station entrance and upper concourse at Haymarket. This is an extremely busy parade and there is access to the shop from both the station and street level. Haymarket is also home to the main bus interchange and this also generates high levels of passing customers.

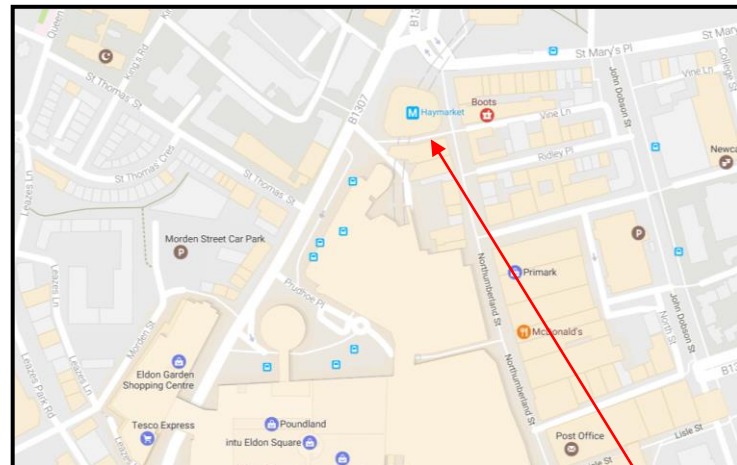
The Haymarket Hub lies at the northern end of Northumberland Street which is home to Marks & Spencers, Fenwicks and a multitude of other large retail operators. The Hub is also close to both Newcastle and Northumbria Universities and therefore there are also a large number of students in the vicinity of this unit.

The premises are currently configured to provide a standard retail unit trading as a newsagents. The unit would be suitable for a variety of uses subject to any required consents.

**Premises**

Comprise a self-contained ground floor lock up unit forming part of a retail centre.

- Retail Shop** circa 548 sq.ft. (51 sq.m)
- Store** circa 54 sq.ft. ( 5 sq.m)
- W.C.** communal facility.



**Fixtures & Fittings**

A full inventory would be made available prior to an exchange of contracts.

**Services**

Water and electricity are supplied to the unit.

**Rates**

The premises are assessed as follows:

Rateable Value £62,500 (2017 list)

**Tenure**

The premises are held by way of a 15 year lease from 2010. The current rent is £54,500 per annum and there is a 5 yearly rent review pattern.

**EPC**

Rating – E

**Money Laundering Regulations:**

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property