

RETAIL OFFICES



North East Commercial
Property & Business Agents

RETAIL / OFFICES TO LET

140a Northumberland Street, Newcastle upon Tyne NE1 7DQ

REF: NE2217



- Located in the heart of the City centre.
- Floor Area circa 140 sq.m. (1,500 sq.ft.).
- Close to Haymarket Transport hub.
- Previously Fancy Dress Hire.
- Suitable for a variety of uses.
- RENT £20,000 per annum.



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.

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The premises are located above Barras Bridge Post Office at the northern end of Northumberland Street and close to the Haymarket Transport Interchange.

This is an extremely busy part of the City, known locally as Haymarket, which is also home to the main public transport interchange which generates high levels of potential customers from both buses and Metro RTP.

Northumberland Street is the main retail street serving the City and is home to Marks & Spencer, Fenwick's and a multitude of other large retail operators. This part of the City is also home to both Universities so as well as the local shoppers and workers, there are a large number of passing students.

Description

The premises comprise the first and second floors of a five-storey mid terraced building of rendered brick construction with a pitched slate roof over. Access is via Northumberland Street and the first floor provides a pleasant split-level space with another open plan, level space on the second floor with a toilet and kitchenette.

The configuration allows for both retail and office use but was most recently used for the sale and hire of fancy dress products. The unit could be suitable for other uses, subject to landlord's consent and planning.

Accommodation

Ground Floor Lobby

First Floor
Office / Retail 984 sq.m. (900 sq.ft.)

Second Floor
Office / Retail 53 sq.m. (565 sq.ft.)
W.C.

Services

There are separate electricity and water services.



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.



Business Rates

The premises are assessed as follows:

Description	Rateable Value
Shop & Premises	£14,500

Terms

The premises are available on a new FRI lease for a term of years to be agreed. The rent is £20,000 per annum plus a service charge when required. Full terms and conditions to be agreed.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

EPC

Rating tbc.

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.



0191 487 8566

admin@northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN