

TO LET - 6-8 NORTHUMBERLAND STREET, NEWCASTLE UPON TYNE NE1 7DE



- Prime Northumberland Street Location
- Flexible Terms available
- Pedestrianised Shopping
- Nearby retailers include Fenwick, Five Guys, Sports Direct, Greggs, Rox Jewellery, The North Face and Burgerking.

SITUATION

The premises are situated on prime pedestrianised Northumberland Street adjoining Five Guys and directly opposite Monument Mall. Other nearby retailers include Fenwick's Dept Store, Sports Direct, and Greggs as shown on the attached goad extract.

ACCOMMODATION

Arranged over ground & basement floors with the following approximate floor areas and dimensions:

Internal Width	20' 0"	6.1 m
Ground Floor Sales	1481 sqft	137.6 sqm
Ground Floor Ancillary	176 sqft	16.4 sqm
First Floor	1113 sqft	103.4 sqm

LEASE TERMS

A new, flexible, effective Full Repairing & Insuring lease for a term to be agreed is available and **rental offers are invited**.

SERVICE CHARGE

The Service Charge for the year to 31 December 2021 amounts to £8,427.86 excl.

EPC

A copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Rateable Value	£135,000
2021/2022 UBR	£0.512
Estimated Rates Payable	£69,120

Rates relief is currently available and interested parties are advised to make their own enquiries with the Local Rating Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information please contact:

Ian Angus

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M: 07960 466 211

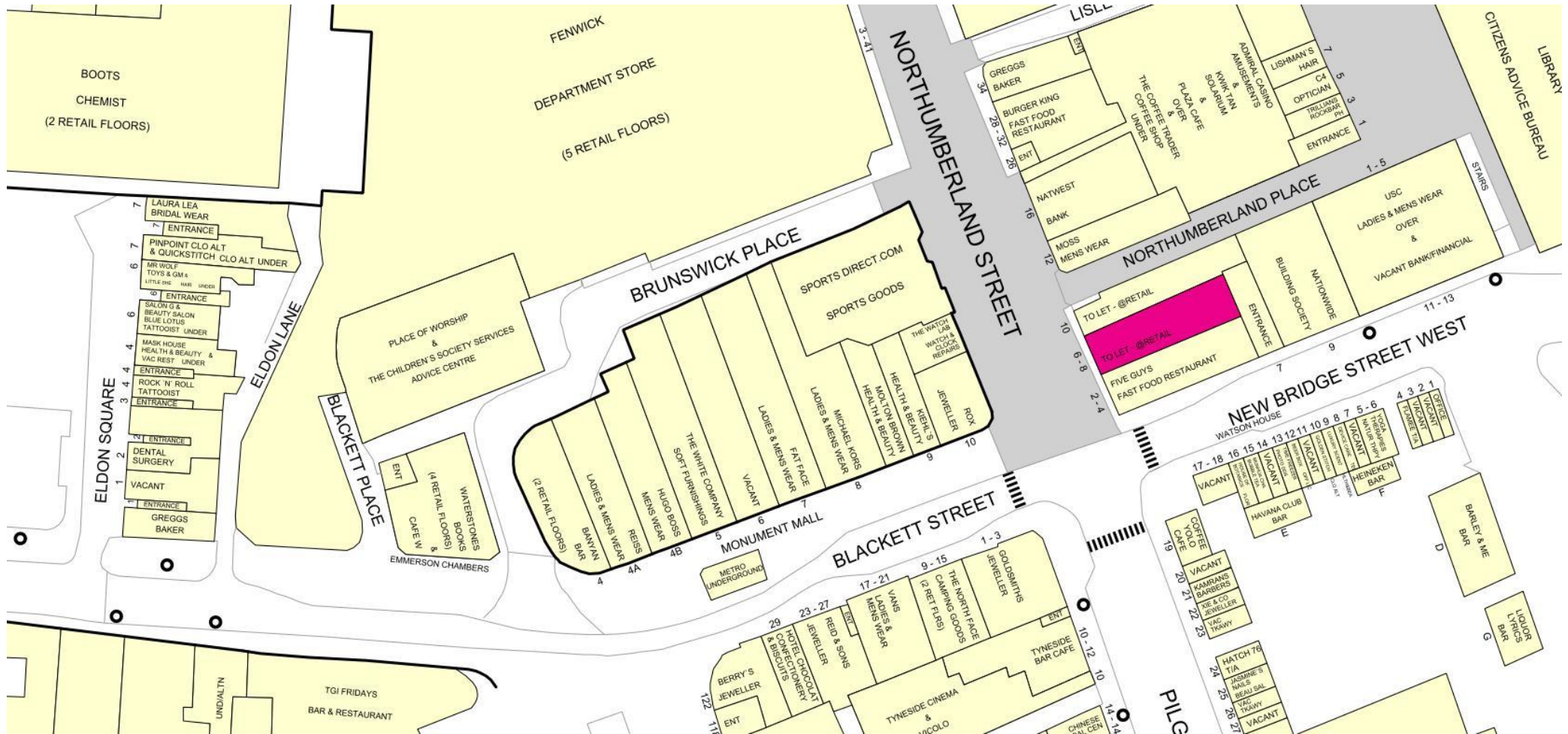
Or alternatively our Joint Agent JLL:

Richard Yendle

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May 2021



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