

## TO LET

## 1-3 HAYMARKET, NEWCASTLE, NE1 7QD



### DUE TO ABORTIVE NEGOTIATIONS

- Highly Visible & Accessible Location Directly Opposite Haymarket Metro
- 1,693 ft<sup>2</sup> Available on Ground Floor (Additional 7,900 ft<sup>2</sup> potentially available on upper floors)
- E Class consent for a variety of uses. Other uses STC.
- Rear Loading
- Nearby Occupiers Include: **Newcastle University, Haymarket Metro, Pret, Starbucks, Jollibee, and Boots** to name a few.

## SITUATION / DESCRIPTION

The premises are situated on the prominent and extremely busy position overlooking Haymarket Metro Station. Located at the top of Northumberland Street, Newcastle's prime retail stretch, and positioned centrally between Newcastle University and the University of Northumbria at Newcastle, the property benefits from strong footfall and access and is surrounded by a wide range of offerings.

The property can be taken as a whole or split to suit requirements.

## ACCOMMODATION

Following Landlords works to separate the unit from the upper floors, the accommodation will provide the following approximate floor area:

|                    |                    |                       |
|--------------------|--------------------|-----------------------|
| Ground Floor Sales | 157 M <sup>2</sup> | 1,693 ft <sup>2</sup> |
|--------------------|--------------------|-----------------------|

There is potential to combine the additional 7,902 ft<sup>2</sup> available on the upper floors subject to requirements.

## LEASE TERMS

The ground floor property is available on a new effectively Full Repairing & Insuring lease for a term to be agreed. This at a commencing rent of **£69,500 per annum** exclusive.

## BUSINESS RATES

The unit will require reassessment following Landlords works. The estimated Ratable Value is circa £73,000 with estimated rates payable at £37,000 per annum exclusive.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local 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. A service charge will be payable to cover the costs of common areas and structure.

## EPC

The property has an Energy Performance rating of D 77.

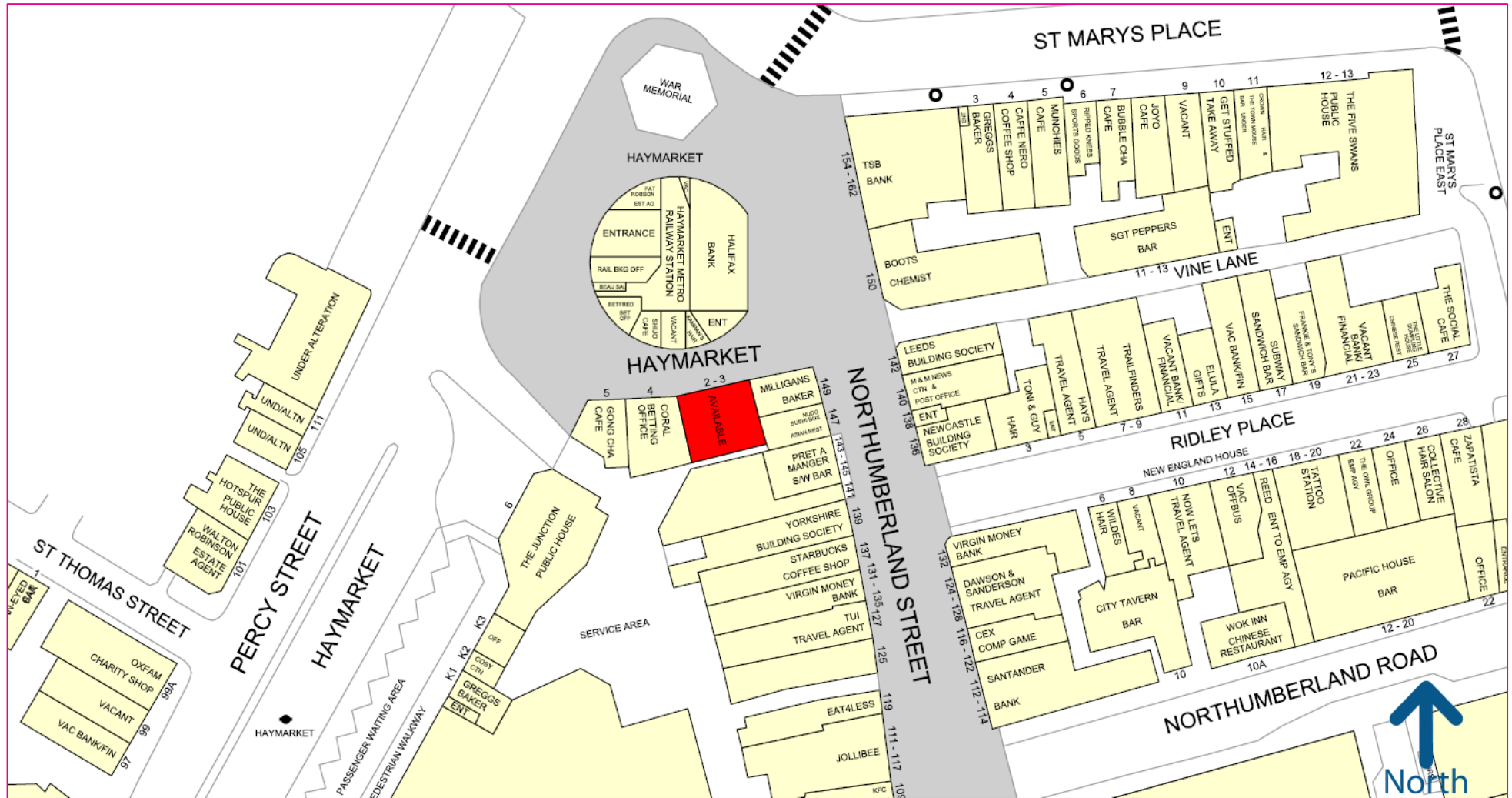
## VIEWING

For enquiries, viewing, and general information, please contact **@retail**.

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