

## TO LET

21 Rutherford Street, Newcastle upon Tyne, NE4 5DP



- E Class consent suitable for a variety of uses.
- Public Car Parking Externally.
- Next Door to Hadrian's Tower containing high end apartments & 3Sixty Champagne Lounge.
- Nearby operators include **Bang & Olufson**, **Hanahana**, **Tyne Theatre**, **Newcastle Helix** along with a number of other local retailers, restaurants, residential and office accommodation.

## LOCATION/SITUATION

Located to the west side of the City Centre, the property is situated on Rutherford Street adjacent to Newcastle's tallest building, Hadrian's Tower, containing high end apartments and the 3Sixty Champagne Bar. The street sits just off Stowell Street which hosts diverse restaurants and public parking and is just off St James Boulevard with an average daily traffic flow of 19,000 and linking to St James Park Football Stadium as well as the Newcastle Helix development over the road.

## ACCOMMODATION

Arranged over ground and first floor levels, the property has following approximate dimensions and floor areas:

Ground Floor Area	149sqm	1601sqft
First Floor Store/Staff	111sqm	1199sqft
Net Frontage	8.8m	28.9'
Depth	20.3m	66.6'

## LEASE TERMS

A new lease outside the provision of the Landlord and Tenant Act is available at a rent of **£17,000 per annum** exclusive on terms to be agreed.

## BUSINESS RATES

**Ground Floor Rateable Value** £10,000

**First Floor Rateable Value** £5,300

**Estimated Rates Payable- 2023** £7,635 / £2,542\*  
**(\*75% relief available)**

*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.

## EPC

The property has an Energy Performance rating of C60. A copy is available on request from this office.

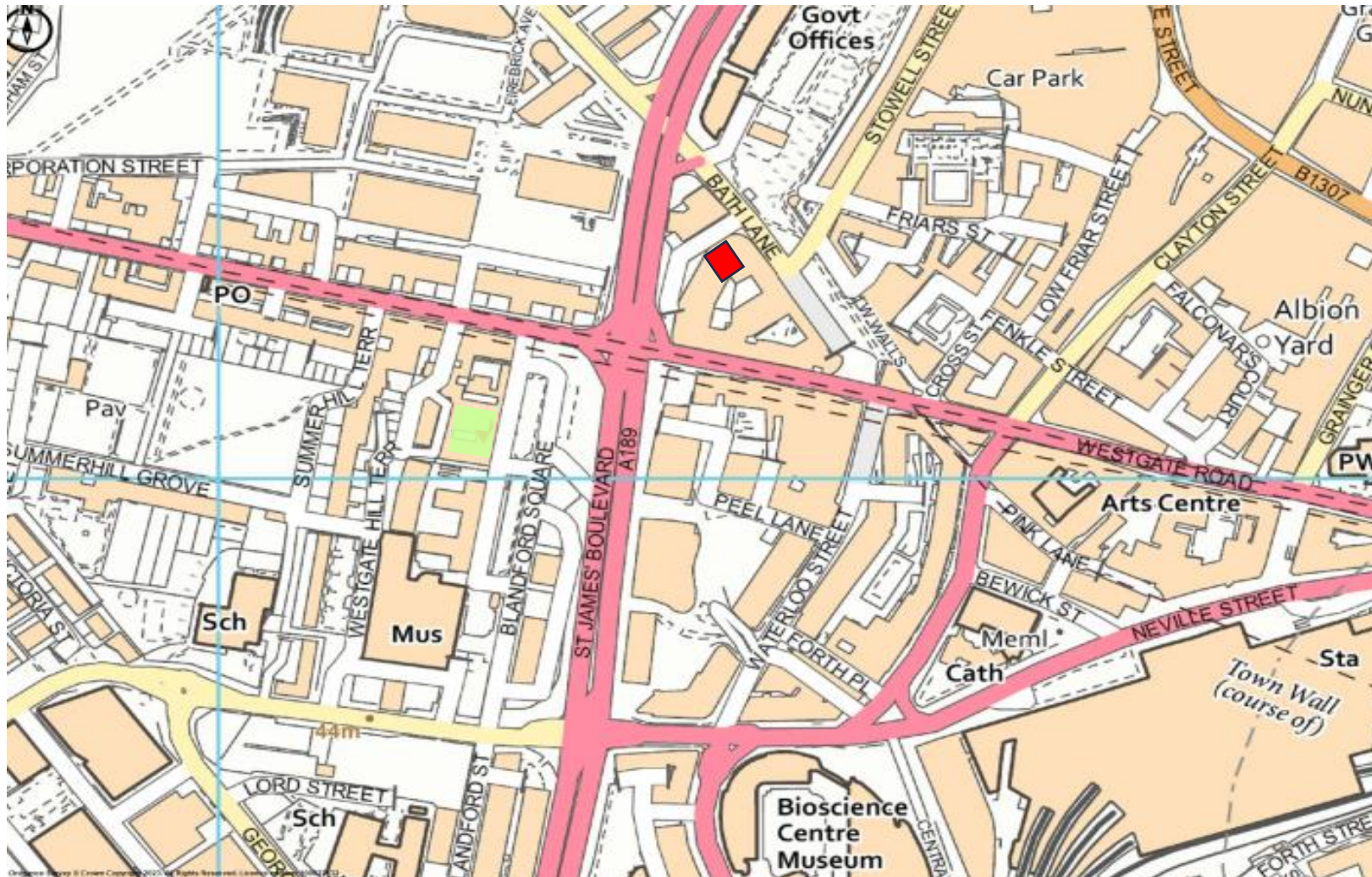
## VIEWING

For enquiries and general information please contact @retail. Viewing strictly via appointment.

**Pete Townsend**

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