

TO LET - 147 NORTHUMBERLAND STREET, NEWCASTLE UPON TYNE



- Prime Northumberland Street E Class Opportunity
- Ground Floor
- Nearby retailers include **Pret a Manger, Boots, Starbucks, Jollibee's**, amongst a wide variety of other national retail and food led operators.
- Adjacent to Haymarket Metro Station and both Newcastle & Northumbria Universities.
- Upper floors potentially available by enquiry

SITUATION

The unit occupies a prime position on the pedestrianised Northumberland Street, the principal shopping street at the heart of Newcastle City Centre. Situated at the northern end, the Haymarket Metro Station is adjacent providing a strong footfall from the 3 million+ passengers using the stop annually. The location is further bolstered with Newcastle and Northumbria Universities lying just to the west and east respectively.

Nearby occupiers include **Pret a Manger, Boots, Starbucks, Jollibee, Sainsburys, and a number of National Bank / Building Societies** to name a few. The principal entrance to **Marks & Spencer** and **Eldon Square** is situated to the south of the unit.

ACCOMMODATION

Arranged over ground floor with the following approximate floor areas and dimensions: *(Plans available upon request).*

Internal Width	20' 11"	6.3 m
Shop Depth	35' 09"	10.89 m
Ground Floor Sales	704 sqft	65 sqm

LEASE TERMS

A new, effective Full Repairing & Insuring lease for a term to be agreed is available at a commencing rent of **£80,000 per annum exclusive**. This subject to vacant possession.

BUSINESS RATES

Rateable Value	£51,000
2023/2024 UBR	£0.512
Estimated Rates Payable	£26,112

Interested parties are advised to make their own enquiries with the Local Rating Authority.

EPC (Energy Performance Certificate)

A copy of the Energy Performance Certificate is available upon request. The unit has a rating of D71.

SERVICE CHARGE

There will be a service charge for the upkeep of common items.

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.

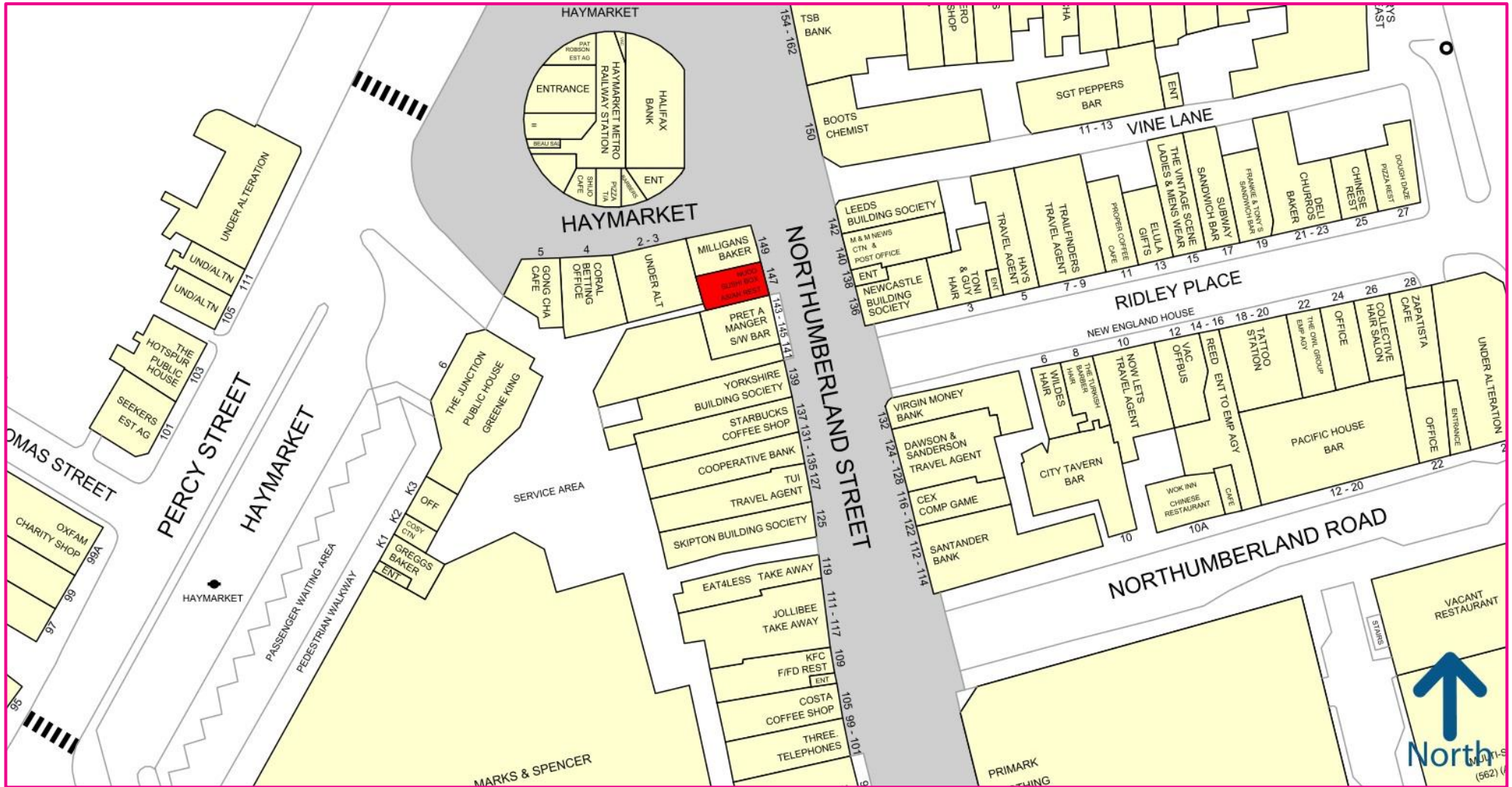
VIEWING

For enquiries, viewing, and general information please contact:

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