

TO LET

18-20 RIDLEY PLACE, NEWCASTLE UPON TYNE



- Ground floor and basement unit with E Class consent.
- Close proximity to **Newcastle** and **Northumbria University**, **Haymarket Metro Station**, and **Northumberland Sreet**.
- Nearby occupiers include **The Little Dumpling House**, **Zapatista**, **Subway**, **Dough Daze**, **Hays Travel**, **Wildes Hair** and **Virgin Money**.

SITUATION

The unit is situated centrally on Ridley Place which connects with the northern end of prime Northumberland Street and is in close proximity to both Newcastle and Northumbria Universities. Haymarket Metro Station is 150m west of the unit.

Ridley Place has seen significant improvements due to council investment in 2023. Local businesses provided valuable input, resulting in the addition of murals, artwork, new paving, and enhancements to the public realm. Notably, a pocket park was created,

ACCOMMODATION

Arranged over ground floor and basement, with rear courtyard and bin stores.

Ground Floor Area	110m ²	1,184ft ²
Basement Area	72.5m ²	780ft ²

LEASE

The premises is available on a new effectively fully repairing and insuring lease at a commencing rent of **£32,500 per annum** exclusive for a term to be determined.

BUSINESS RATES

Rateable Value	£25,250
2024/2025 UBR	£0.499
Estimated Rates Payable	£12,599
Estimated Rates Payable with Relief	£4,199

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC of B 47. Full certificates available on request.

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.

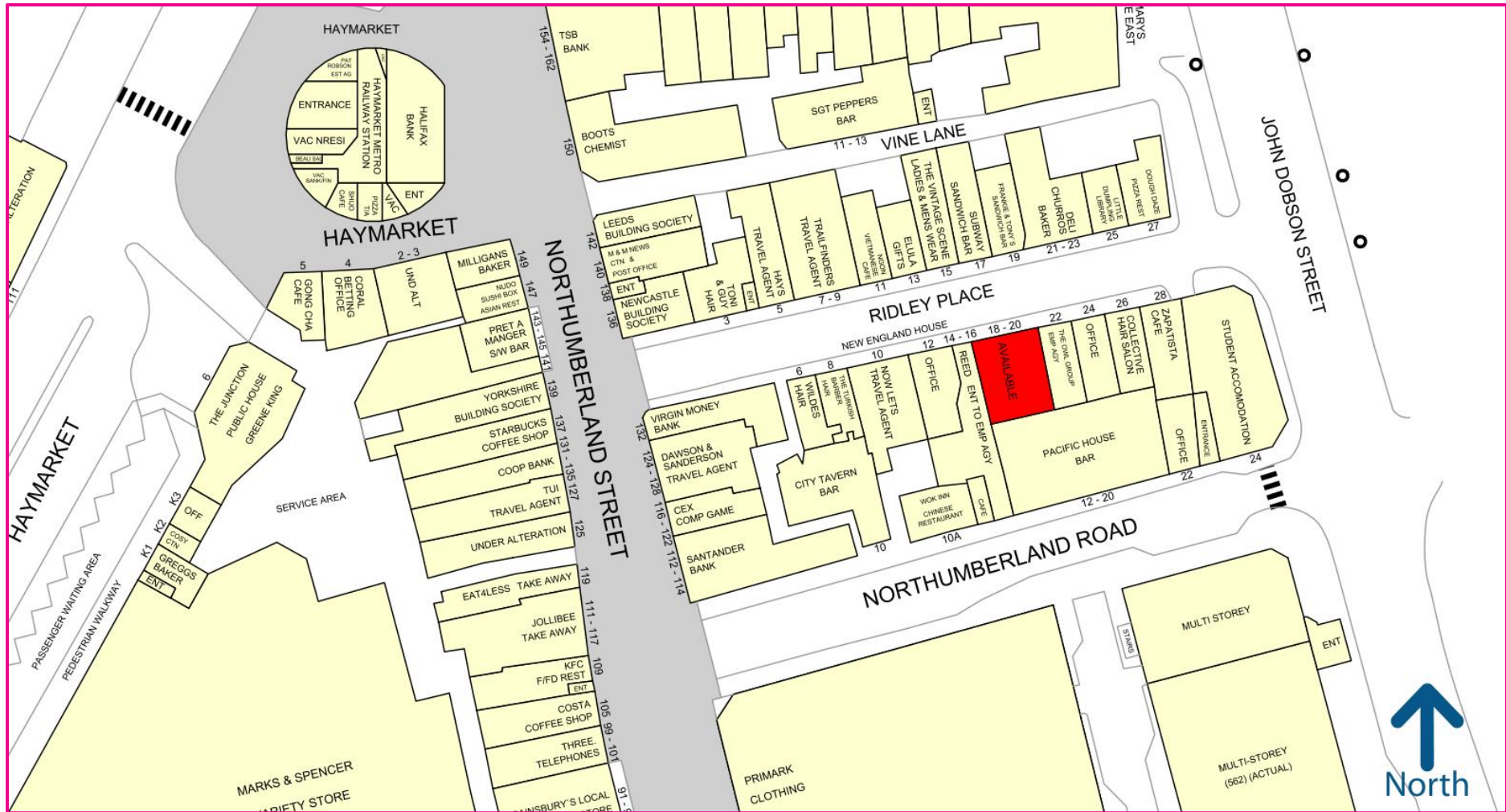
VIEWING

For enquiries, viewing, and general information, please contact:

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