

FULLY FITTED RESTAURANT PREMISES TO LET

NORTHUMBERLAND ROAD, NEWCASTLE UPON TYNE, NE1 8JF



FULLY FITTED RESTAURANT PREMISES TO LET

- Situated on Northumberland Road, a key thoroughfare near Northumbria University, just off Prime Northumberland Street
- Fully fitted restaurant premises
- “E Class” consent allowing for a wide range of uses
- Prominent retailers and F&B operators in the vicinity include; **Jolibee, KFC, Primark, Sainsburys Local, Starbucks** and **Marks and Spencer** to name a few.
- Potential to be subdivided

SITUATION

The unit occupies ground-floor space within the NCP car park, which boasts 550 car parking spaces. It is situated on Northumberland Road, a key thoroughfare and prominent pedestrian route connecting prime Northumberland Street with John Dobson Street. This corridor experiences high footfall during peak student times, as it links Northumbria University to Northumberland Street. Additionally, it is located opposite the O2 City Hall and in close proximity to Newcastle University and the Haymarket Metro Station.

Nearby occupiers include Jollibee, KFC, Primark, Sainsbury's Local, Starbucks, and Marks & Spencer, among others.

ACCOMMODATION

Arranged over ground floor, the premises comprise a fully fitted restaurant unit with WCs. The unit also has the potential to be subdivided.

Ground Floor GIA	494.66 M ²	5,325 ft ²
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LEASE TERMS

A new effectively Full Repairing & Insuring lease for a term to be agreed is available at **£75,000 per annum** exclusive. Service Charge details to be confirmed.

BUSINESS RATES

Rateable Value	£76,000
2023/2024 UBR	£0.512
Estimated Rates Payable	£38,912

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

EPC

The property has a Energy Performance rating of **C**. A copy of the EPC is available upon request.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of any VAT that may be payable.

VIEWING

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

Oliver Sunderland

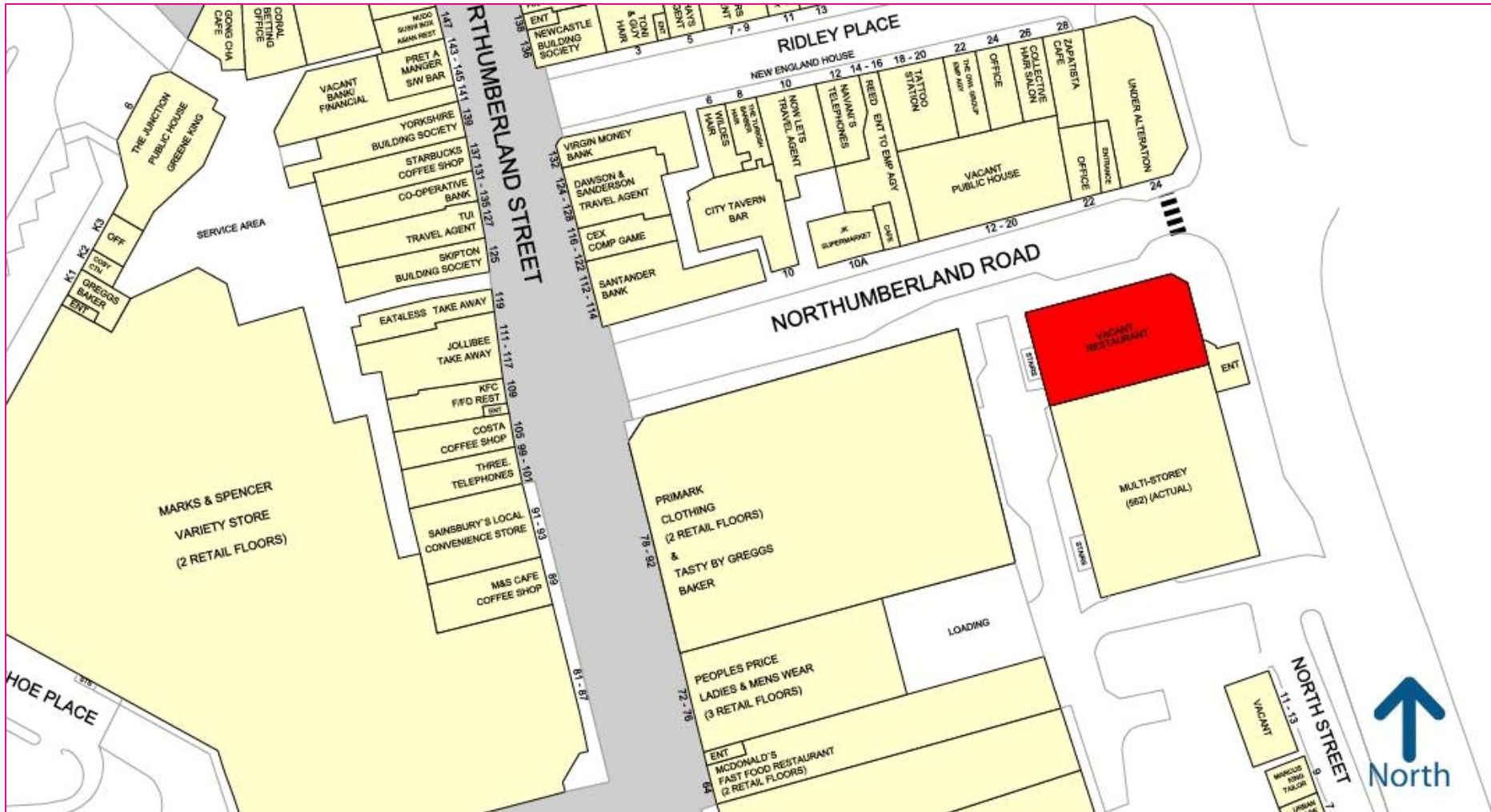
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