

To Let-Under Offer



Newcastle-Upon-Tyne

8-16 Nun Street, NE1 5AQ

Total Area: 50,270 sq ft (4,670 sq m)

Rent on Application

Large Former Wilko Store

Location & Description:

- Fronting both Nun Street and Newgate Street, the premises is located in a central city centre location, being a short walk from Newcastle Central Train Station, and situated in close proximity to Eldon Square Shopping Centre and The Gate Leisure scheme within the heart of the city's retail and leisure pitch.
- Other nearby landmarks include The Grainger Market, Bigg Market and Grey's Monument.
- The property comprises a former department store most recently occupied by Wilko.
- The building offers two shopper entrances off both Nun Street and Newgate Street. Internally, there is 1 no. passenger lift, escalators connecting the upper sales floors and 2 no. goods lifts.

Demise:

Ground Floor Sales	14,768 sq ft (1,372 sq m)
Basement Floor	922 sq ft (86 sq m)
First Floor Sales	14,540 sq ft (1,350 sq m)
Second Floor Sales	9,190 sq ft (854 sq m)
Second Floor Mezzanine	2,590 sq ft (240 sq m)
Third Floor Warehouse	6,245 sq ft (580 sq m)
Fourth Floor Eaves	2,017 sq ft (187 sq m)

Rent:

Available upon request.

Lease:

Subject to formal vacant possession, a new lease is available for a term of years to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Planning Permission:

The building is located within the Newcastle Central Conservation Area and the Nun Street elevation is subject to a Grade II listing.

Rating Assessment:

Rateable Value (April 2023) - £425,000.

Date Prepared:

July 2024

Contact Us:

Mark Proudlove

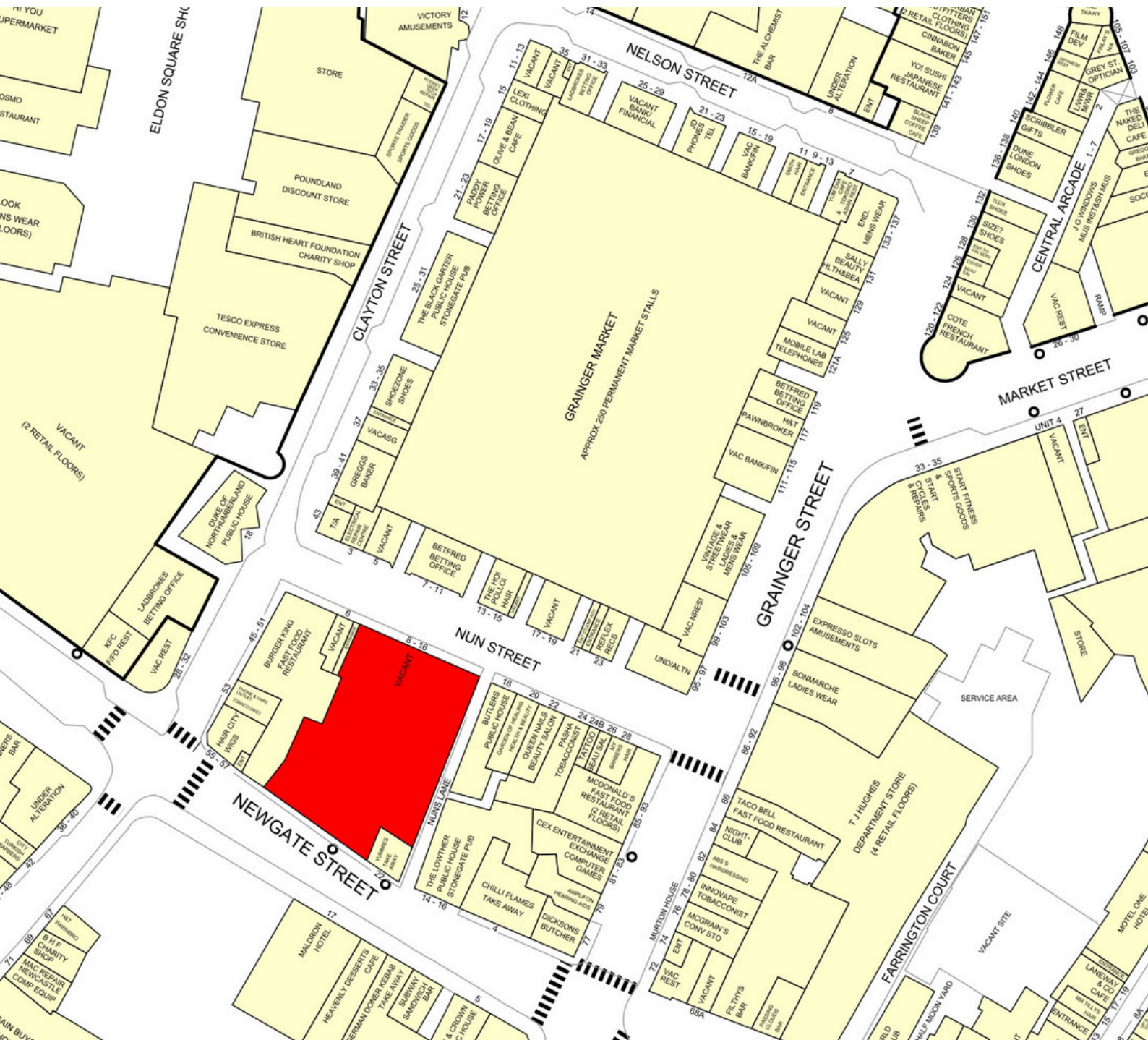
07808 479310

mark@barkerproudlove.co.uk

John Peart

07785 741198

johnp@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.