

To Let



Newcastle-U-Tyne

136/138 Northumberland Street, NE1 7DQ

Ground Floor: 1,200 sq ft (111.5 sq m)

Rent: Offers Invited

Location & Description:

- **Prominent corner building with potential to trade over multiple floors;**
- **Located on prime Northumberland Street, situated opposite Haymarket Metro Station entrance and close to the Newcastle University Campus;**
- **Nearby occupiers include Boots, Pret, Starbucks, Jollibee**

Demise:

Ground Floor c. 1,200 sq ft (111.5 sq m)
(Potential for external seating via a pavements licence with NCC)
First Floor (Sales) c. 1,140sq ft (106 sq m)
Second Floor (Potential for sales) c. 715sqft (66.4 sq m)
Basement – To be confirmed
Customer lift in situ accessing all floors

Rent:

Current rent £205,000 pax – new lease offers are invited.

Lease:

A new full repairing and insuring lease is available, subject to formal vacant possession. Newcastle Building Society are currently in occupation, but are relocating.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £95,000.

Date Prepared:

July 2024

Contact Us:

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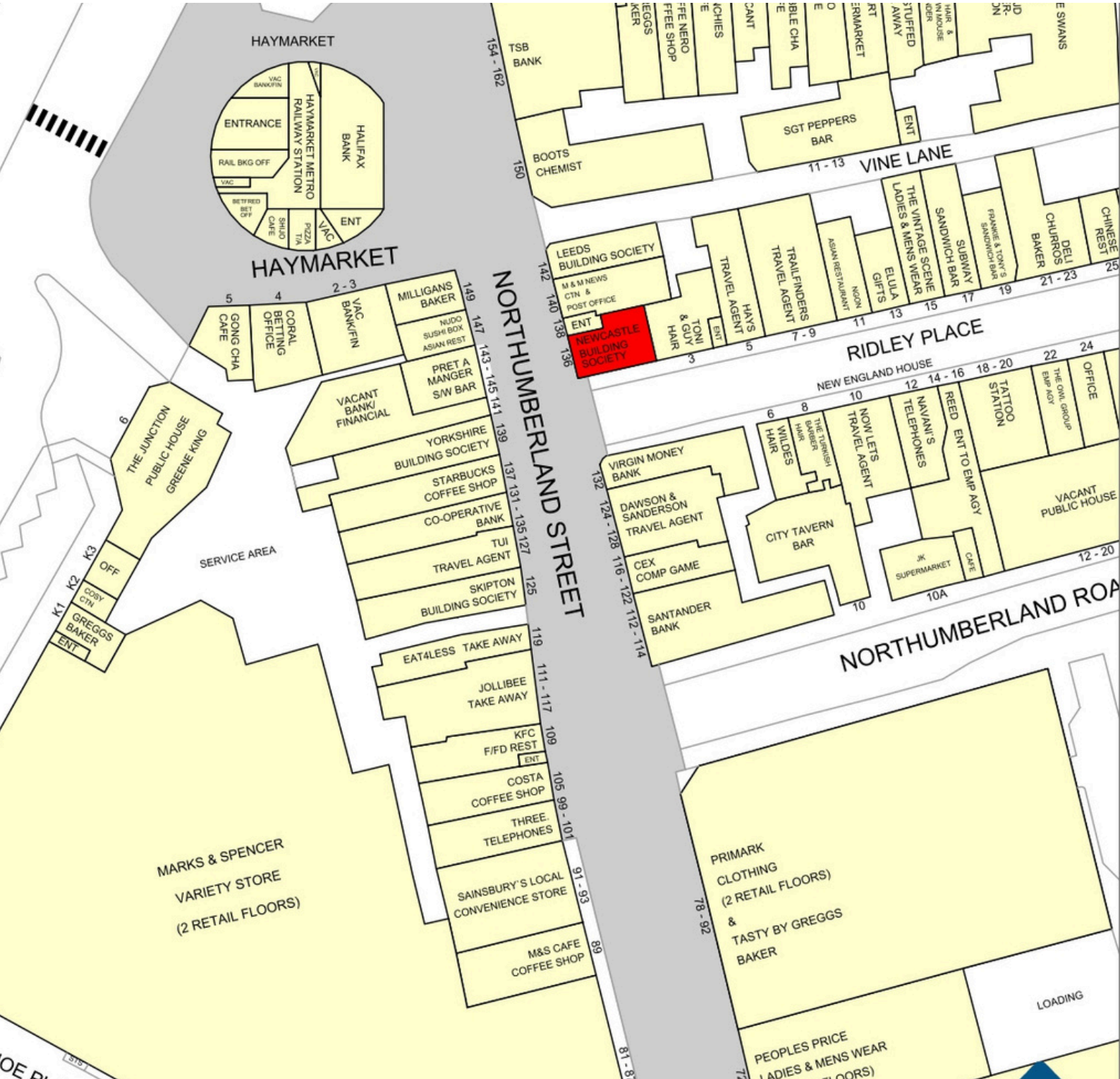
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George F White

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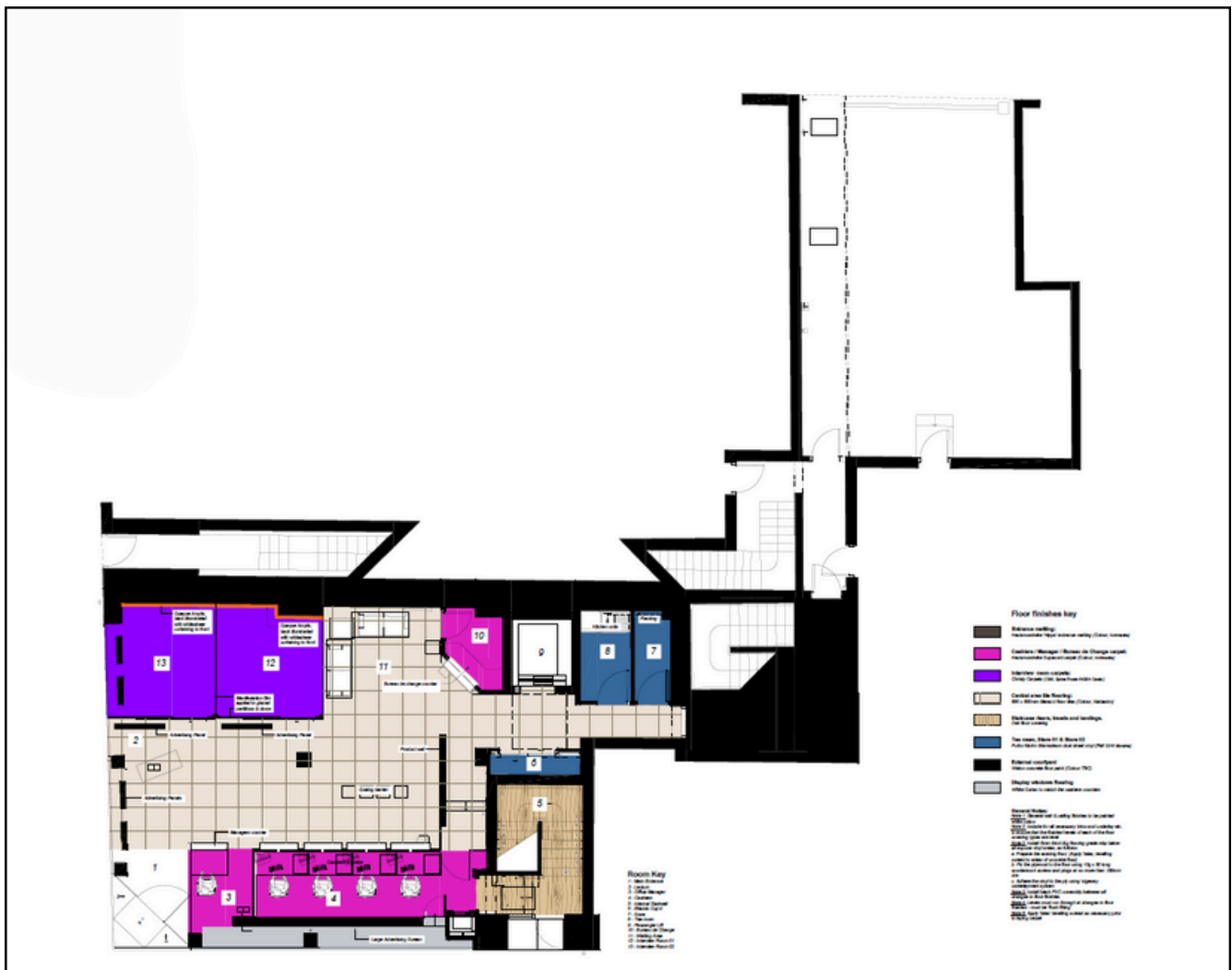
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Existing Ground Floor Layout



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