

To Let



Newcastle-U-Tyne

136/138 Northumberland Street, NE1 7DQ

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

Rent: £135,000 pax

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:

£135,000 per annum exclusive, subject to all other lease terms.

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, with vacant possession estimated for July 2025

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:

Updated February 2025

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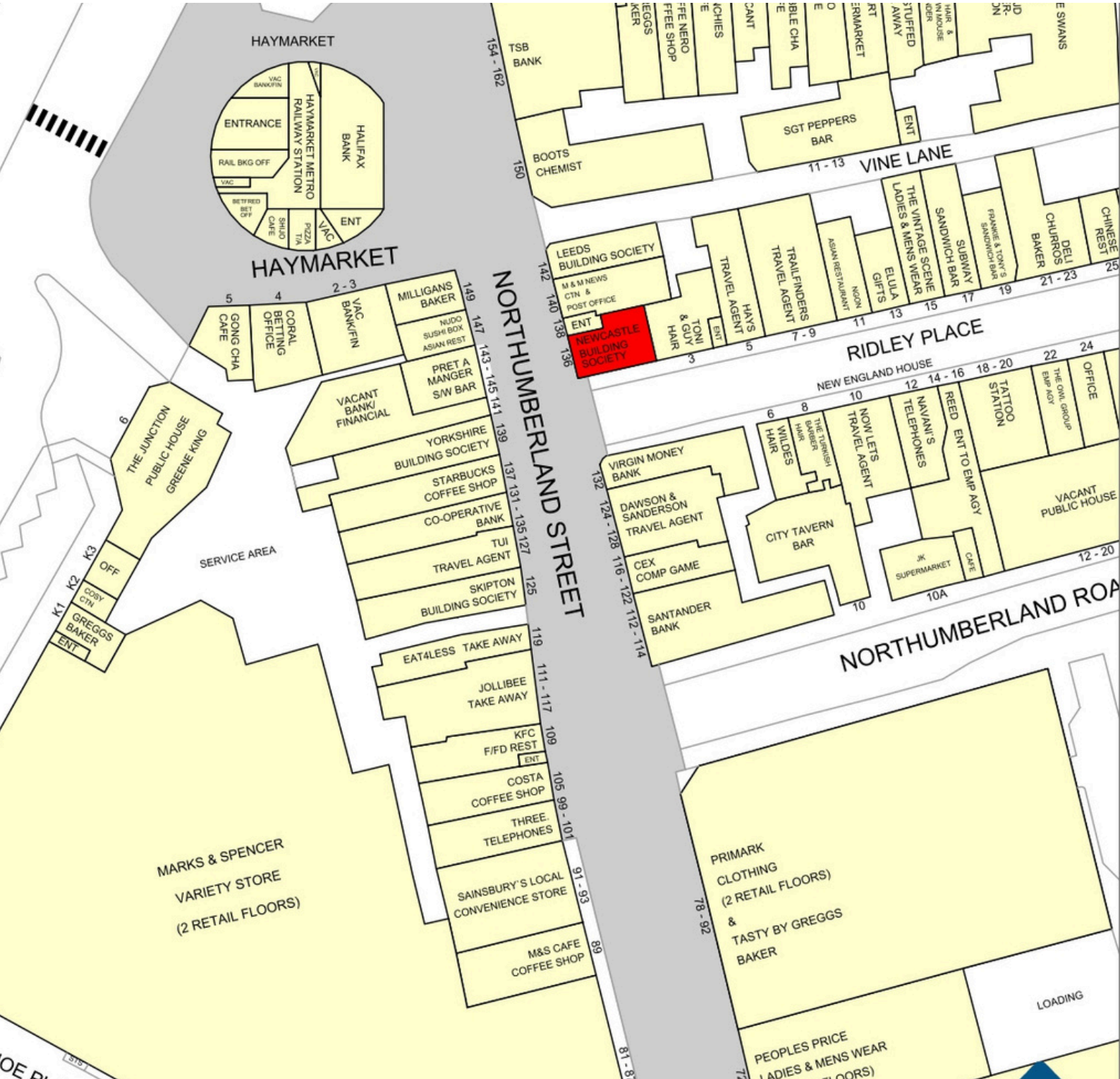
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Kristian Sorensen

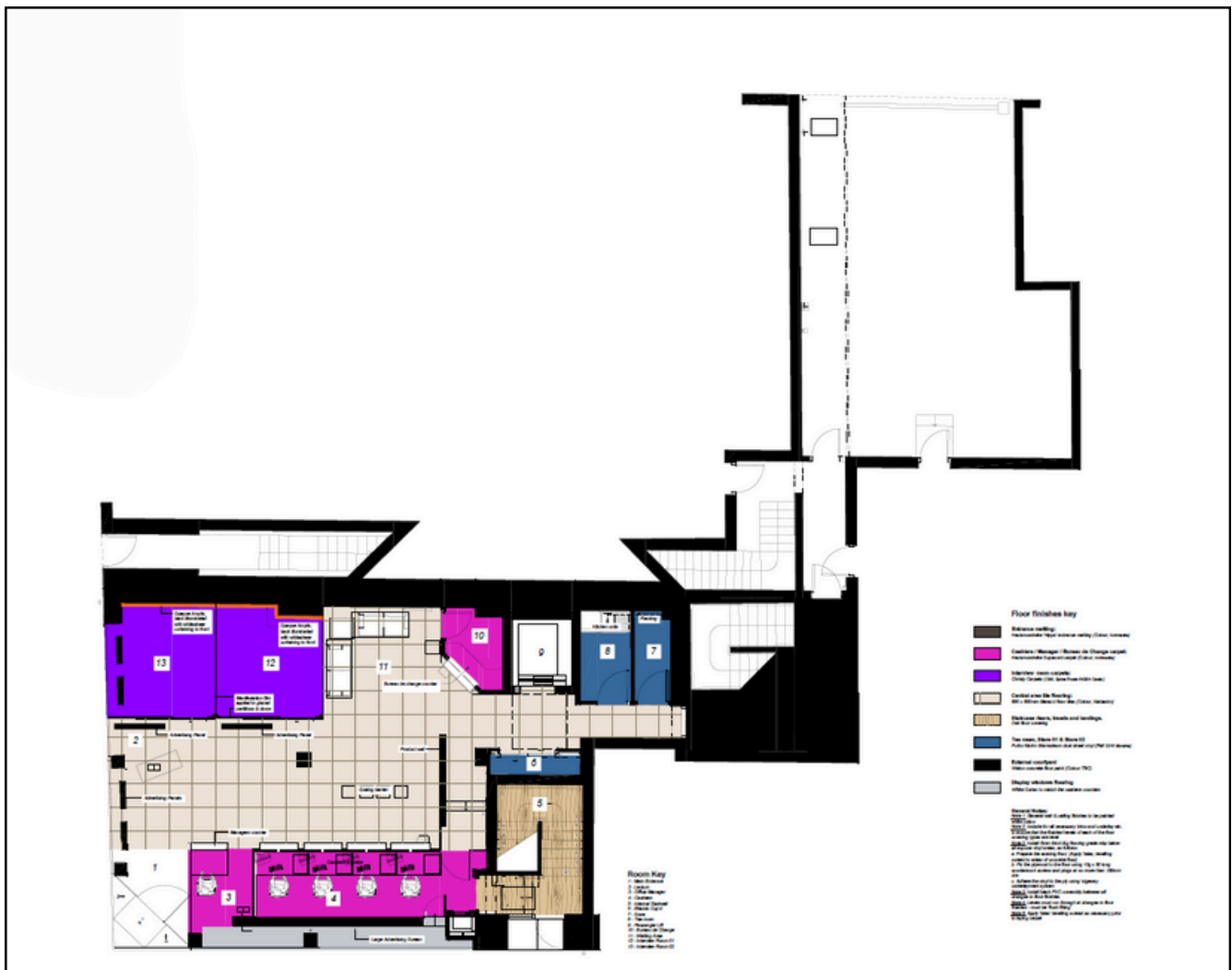
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Existing Ground Floor Layout



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