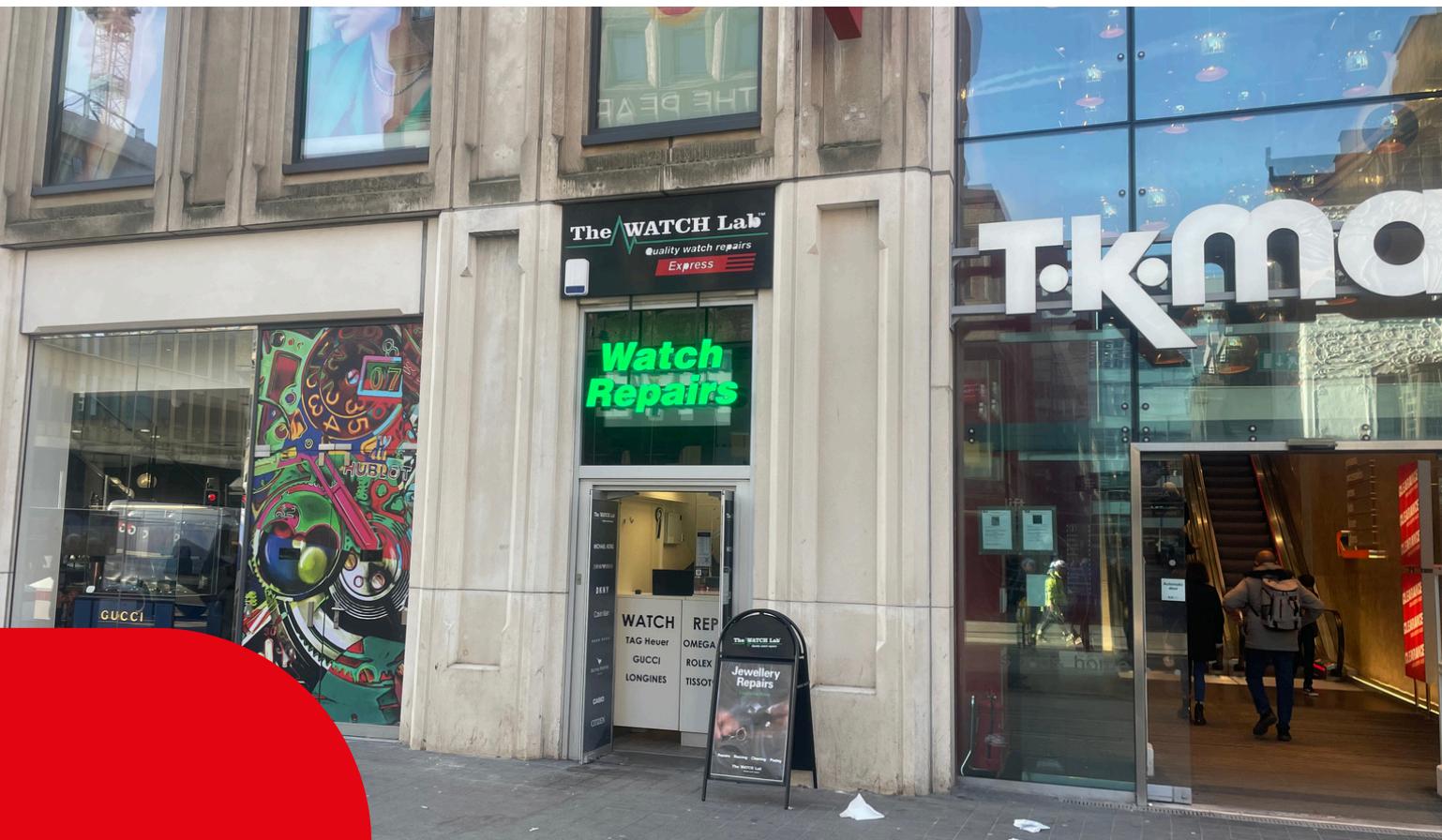


# To Let

## Confidential - Staff Unaware



## Newcastle-Upon-Tyne

Kiosk A, Monument Mall, Northumberland Street

Ground Floor: 98 sq ft (9.1 sq m)

Rent: £20,000 pax

Subject to Vacant Possession

## Location & Description:

- **Monument Mall** is located at the junction of Northumberland Street and Blackett Street providing the 100% prime retailing pitch in Newcastle City Centre.
- Adjacent retailers include Fenwick department store and Waterstones with surrounding occupiers including Berry's Jewellers, Hotel Chocolat, Goldsmiths, Reid & Sons and The North Face.
- Other retailers located on Northumberland Street include JD Sports, Flannels, WH Smith, Footasylum, Superdrug and M&S.
- Bar and restaurant operators close by include Five Guys, TGI's, Chaophraya and Banyan.

### Demise:

Ground Floor 98 sq ft (9.1 sq m)

### Rent:

£20,000 per annum exclusive.

### Lease:

A new full repairing and insuring lease for a term of years to be agreed.

### Service Charge:

On-account service charge for the current period stands at approximately £1,054

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £11,750.

### Date Prepared:

February 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### Contact Us:

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Newcastle upon Tyne - Central (Kiosk A Monumen

Modified: 16-Jan-26 09:59:40 / Surveyed: 19-Jul-24



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