

**HIGH STREET PROPERTY / CLASS E****131-135 Northumberland Street, Newcastle-upon-Tyne NE1 7AG****LET****Rent: On application****Ground Floor Area****1,753 Sq ft / 163 Sq M****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)****Nik McCarthy****Mob: 07960 960207****Email: [nikm@barkerproudlove.co.uk](mailto:nikm@barkerproudlove.co.uk)**

**Location:**

The property is situated on Northumberland Street close to the Haymarket Metro and Bus Stations and both Newcastle and Northumbria Universities.

Other occupants in the immediate vicinity include a variety of well-known national brands; including Starbucks, McDonalds, Sainsburys, Primark and M&S. Furthermore a number of banks and building societies also sit within close proximity.

This is a three storey property on Northumberland Street, Newcastle, situated between Starbucks and TUI. This property is no longer trading and is vacant.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

| <b>Demise:</b>        | <b>Sq Ft</b> | <b>Sq M</b> |
|-----------------------|--------------|-------------|
| Ground Floor          | 1,753        | 162.89      |
| First Floor           | 1,389        | 129.01      |
| Second Floor          | 1,283        | 119.2       |
| Third Floor (storage) | 884          | 82.2        |

**Rent:**

On Application

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires 30th September 2024. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £75,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

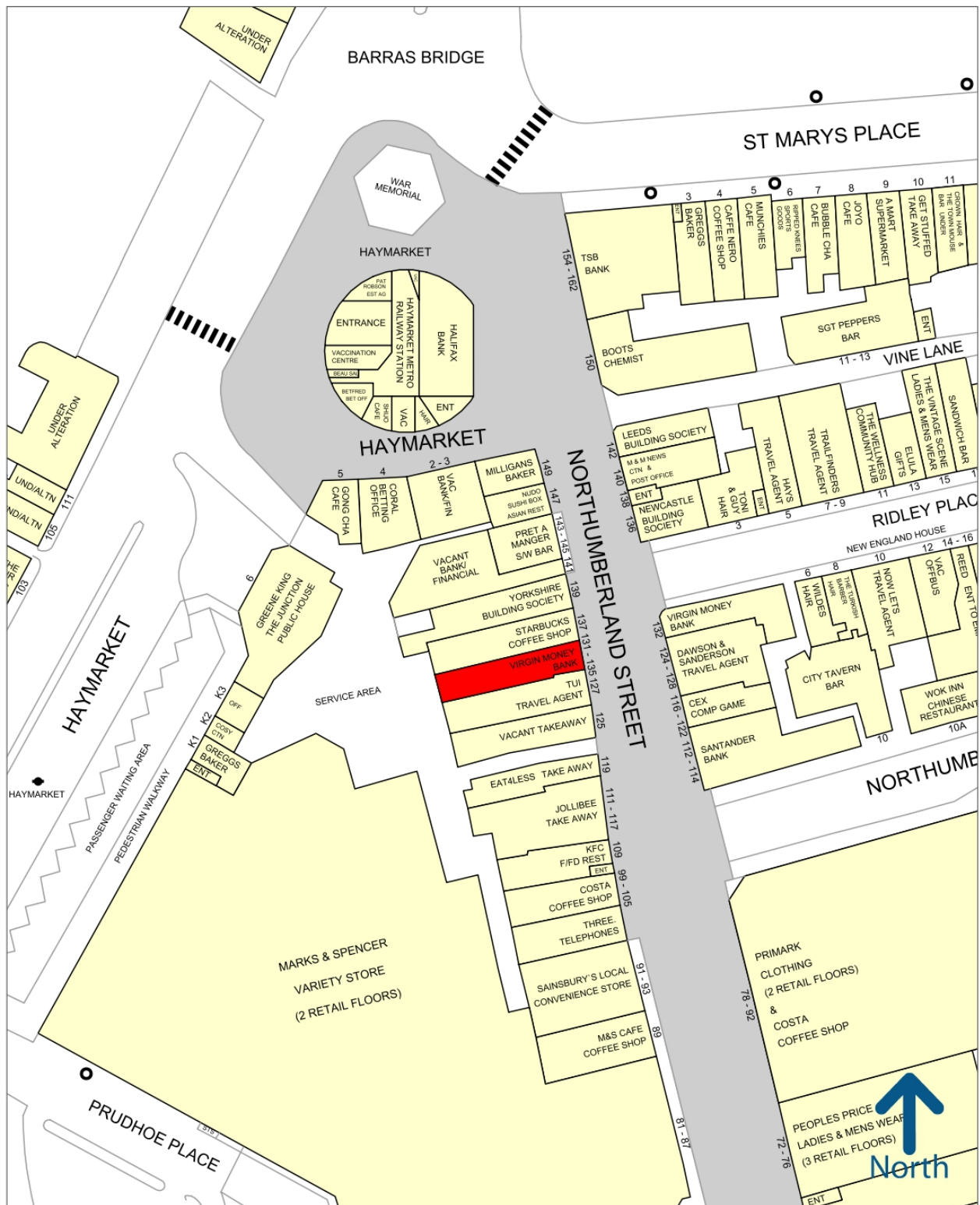
September 2022

Subject to Contract

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## Newcastle upon Tyne - Central



50 metres

Experian Goad Plan Created: 15/09/2022

Created By: Barker Proudlove Ltd

