

HIGH STREET PROPERTY / CLASS E**8-16 Nun Street, Newcastle-upon-Tyne NE1 5AQ****Rent: On application****Ground Floor Area****11,334 Sq ft / 1,053 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob: 07808 479310****Email: mark@barkerproudlove.co.uk****John Peart****Mob: 07785 741198****Email: johnp@barkerproudlove.co.uk**

FORMER WILKO STORE**Location:**

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.

Accommodation:

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:	Sq Ft	Sq M
Ground Floor Sales	14768	1372
Basement Floor	922	86
First Floor Sales	14540	1350
Second Floor Sales	9190	854
Second Floor Mezzanine	2590	240
Third Floor Warehouse	6245	580
Fourth Floor Eaves	2017	187

Rent:

Upon application

Tenure:

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

Planning Permission:

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

Business Rates:

The premises currently has a rateable value of £425,000. For further details visit Gov.uk or contact the business rates department at the local authority.

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 2023

Subject to Contract

Without Prejudice

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Newcastle upon Tyne - Central

