

136/138 NORTHUMBERLAND STREET

NEWCASTLE UPON TYNE, NE1 7DQ

- Prominent corner building
- Located on prime Northumberland Street
- Ground Floor: 1,200 sq ft / 111.5 sq m
- Rental Offers Invited



GFW.

136/138 NORTHUMBERLAND STREET

PROPERTY SUMMARY

Prominent corner building

Prime location on Northumberland Street

Close to Haymarket transport hub and both universities

Nearby occupiers include, Starbucks, Boots, Pret & Jollibee

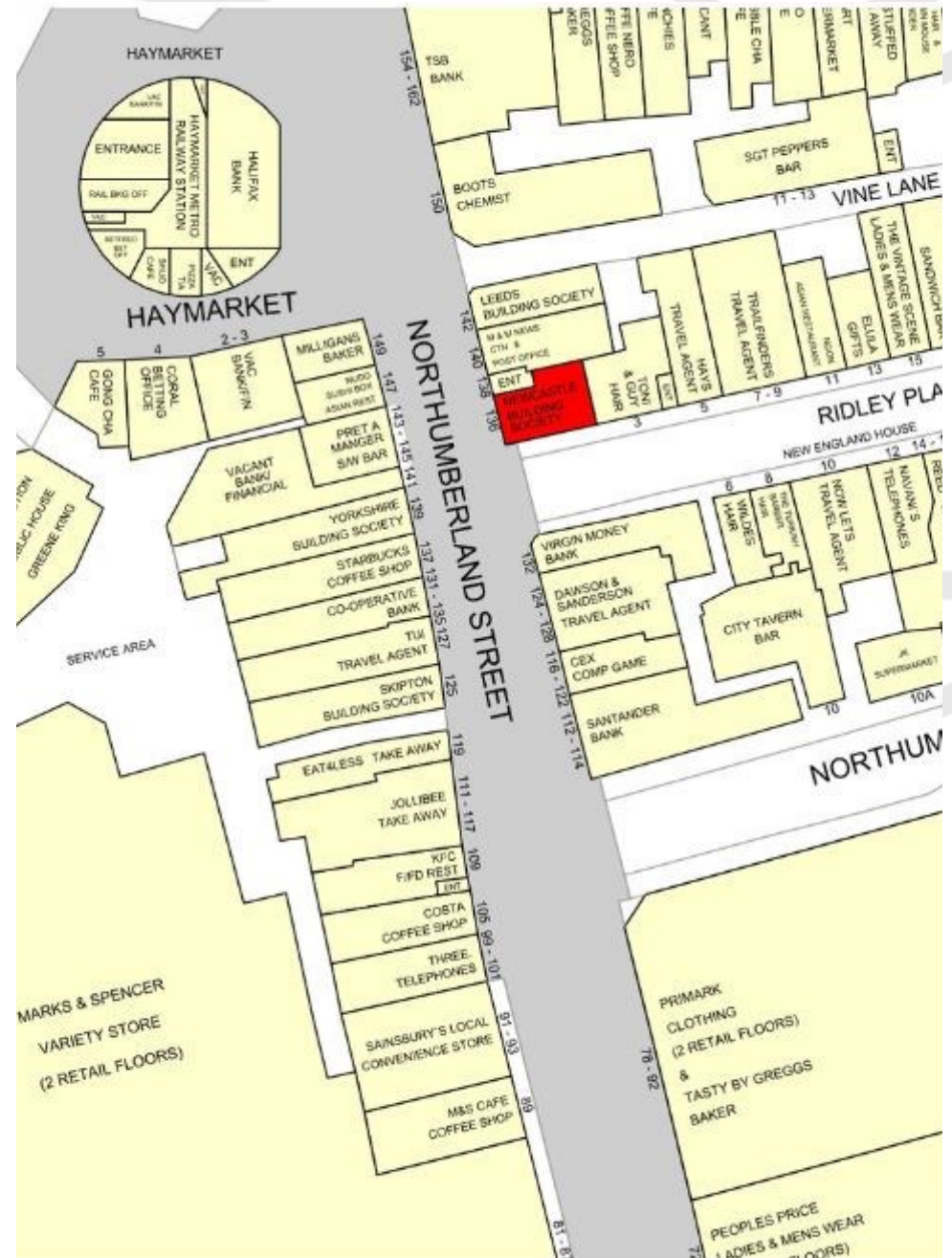
Ground floor approximately 1,200 sq ft

Upper floors trading potential

Customer lift to all floors

New lease available

RENTAL OFFERS INVITED



LOCATION

The city of Newcastle upon Tyne is the regional and commercial capital of the North East. The population of the city is approximately 259,000, whilst the wider primary catchment area is 1,502,000 rating the city 3rd in the UK outside London. Newcastle is approximately 451km (280 miles) north of London, 160 km (100 miles) north of Leeds and 169km (105 miles) south of Edinburgh.

SITUATION

The property is situated on the prime pedestrianised Northumberland Street close to retailers such as Boots, Starbucks, Pret a Manger and Jollibee. The property is close to the Haymarket Metro and Bus Stations. Whilst both of the city's university campuses are in walking distance.

DESCRIPTION

The property comprises a prominent corner building property with return frontage on to Ridley Place. The property benefits from accommodation across three floors as well as a basement. The property could be suitable for a variety of uses subject to the correct permissions.

ACCOMMODATION

The property includes the following approximate net internal areas:

Name	M ²	Ft ²
Ground Floor	115.5	1,200
First Floor	106	1,140
Second Floor	66.4	715
Total	287.9	3,055

In addition, we understand the property benefits from a basement but we have not been able to inspect at this time.

TERMS

The premises are available by way of a new full repairing and insuring lease. Rental offers are invited.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	95,000

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

A new Energy Performance Certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///pulled.nature.pokers

VIEWINGS

Viewings are strictly by prior appointment with GFW or our joint agents.

Kristian Sorensen

Tel: 07586 128 092

Email: kristiansorensen@georgefwhite.co.uk

JOINT AGENT

Mark Proudlove

Tel: 07808 479 310

Email: mark@barkerprodlover.co.uk



IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

LOCATION



EXISTING GROUND FLOOR LAYOUT



Produced on Jul 14, 2024.
© 2024 Land App and database right 2024 (licence number T0000000)



0333 920 2220

sales@georgefwhite.co.uk

georgefwhite.co.uk

Dean Street Arch, 22 Dean Street, Newcastle upon Tyne, NE1 1PG

