



**Lambert
Smith
Hampton**

0191 232 6291

To Let (may sell)

Retail Unit

Ground and Basement

26 Ridley Place, Newcastle upon Tyne, NE1 8JW



- 86.45 Sq M (930 Sq Ft)
- Prominent City Centre Location
- Suitable for a variety of uses subject to planning

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

26 Ridley Place, Newcastle upon Tyne, NE1 8JW

Location



The subject property is prominently located on Ridley Place in Newcastle upon Tyne City Centre. Ridley Place joins with Northumberland Street to the west, which is the main retail thoroughfare in the city centre and provides access to Intu Eldon Square, and also John Dobson Street to the east which provides access to St Mary's Place. The property is close to Haymarket Bus and Metro Station and also Monument Metro Station. Surrounding occupiers include Zapatista, Subway, William Hill, Hays Travel and Toni & Guy.

Description

The subject property comprises a mid terrace retail premises providing accommodation over the ground and lower ground floors. The unit provides street level access and benefits from a shell and core fit-out with A3 permissions, complete with lower ground floor providing storage, WC and kitchen facilities.

Accommodation

The Net Internal Area is as follows:-

Floor Area	Sq M	Sq Ft
Basement	41.47	446
Ground Floor	44.98	484
Total	86.45	930

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

To be reassessed.

Terms

The property is available by way of a new lease with terms to be agreed at £18,500 per annum. The upper floors may also be available by way of separate negotiation.

The entirety of the property is also available for sale with offers invited.

Energy Performance Certificate (EPC)

EPC Rating C-72.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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8th July 2019

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