

72-76 NORTHUMBERLAND STREET NE1 7DF

# NEWCASTLE UPON TYNE

- High Street Location +
- Adjacent to Primark +
- No Service Charge +



**CBRE**

**TO LET 32,573 SQ FT (3,026 SQ M)**  
**SUPERB 100% PRIME CITY CENTRE FLAGSHIP STORE**  
HUGE PROMINENCE DIRECTLY OPPOSITE ELDON SQUARE

# NEWCASTLE UPON TYNE



**Total Catchment**  
**1,745,888**



**Shopper Population**  
**335,699**



**Annual Comparison Goods Spend** (Source: CACI)  
**£956m**



**Newcastle Ranks**  
**23rd Nationally,**  
**1st in North Region,**  
**6th in North/North West**  
**& Humberside Regions**

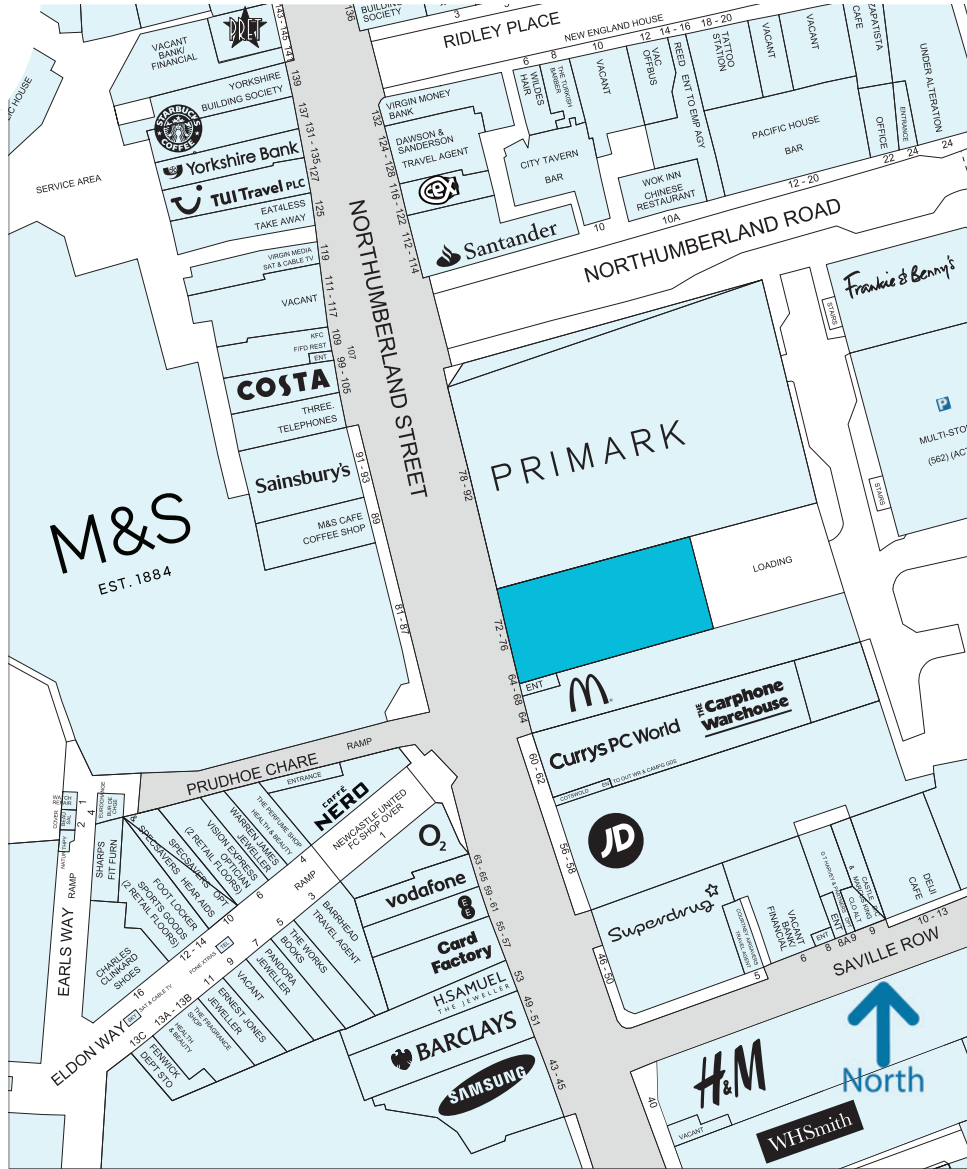
## Newcastle

Located on the north bank of the River Tyne, the City of Newcastle-upon-Tyne is the regional and economical capital of the North-East of England. The City benefits from some 280,000 residents and forms part of the wider Tyneside conurbation. Newcastle is the North East's primary retailing, leisure and office destination and is located approximately 280 miles (451 km) north of London, 100 miles (160 km) north of Leeds and 109 miles (175 km) south of Edinburgh.

The City benefits from excellent transport links being located in close proximity to the A1 and A19, providing access to both the north and south of the UK and the A69 connecting the city to Carlisle and Cumbria to the west. Rail services are provided via the East Coast Mainline from Newcastle Central with quickest journey times to Sunderland, Edinburgh and London Kings Cross of 19 minutes, 1 hour 27 minutes, and 2 hours 50 minutes respectively.

## Description

An imposing Flagship Store, the Property benefits from full height glazed frontage across its triple fronted elevation to Northumberland Street affording it huge prominence and visibility and provides a substantial and well configured modern unit totalling 32,573 sq ft arranged over ground, basement, and three upper floors. The Property is currently configured to provide high quality sales accommodation at ground, basement and first floor with additional ancillary accommodation arranged over the 2nd and 3rd Floors.



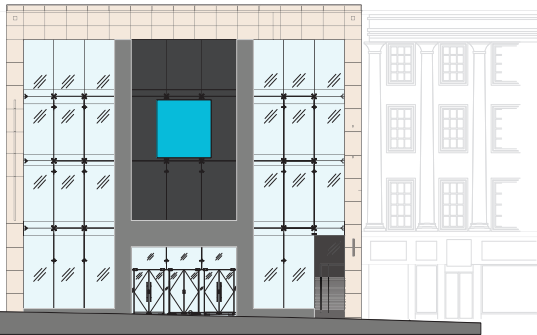
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## Situation

The Property is situated in a commanding position on pedestrianised Northumberland Street adjacent to Primark and McDonalds and opposite M&S and the Entrance to Eldon Square Shopping Centre. Other Retailers in close proximity include JD Sports, Superdrug and H&M.



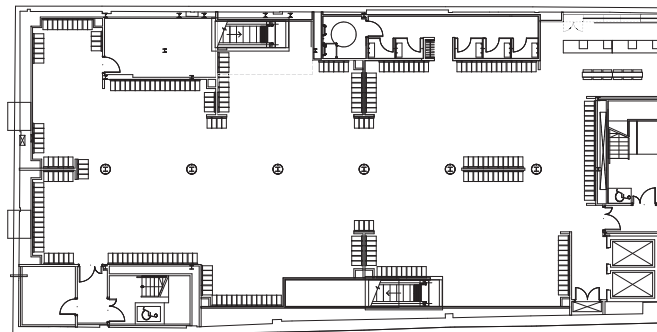
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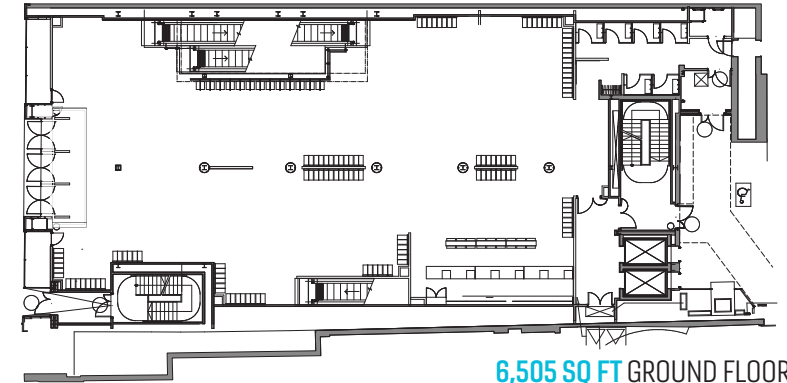
## Accommodation

The Property provides the following approximate Floor Areas:

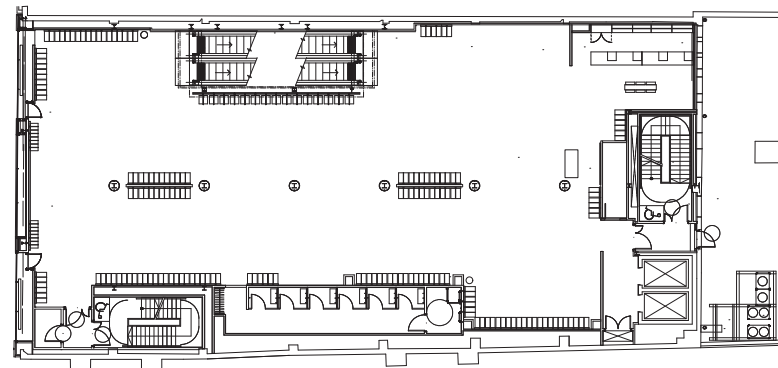
<b>Gross Frontage</b>	<b>58'6"</b>	<b>17.84m</b>
<b>Net Frontage</b>	<b>53'6"</b>	
Ground Floor Sales	6,380 sq ft	592.7 sq m
Ground Floor Ancillary	125 sq ft	11.6 sq m
Basement Sales	6,610 sq ft	614 sq m
First Floor Sales	6,668 sq ft	619.4 sq m
Second Floor Ancillary	6,268 sq ft	582.3 sq m
Third Floor Ancillary	6,522 sq ft	605.9 sq m
<b>Total GIA Area</b>	<b>32,573 sq ft</b>	<b>3,025.9 sq m</b>



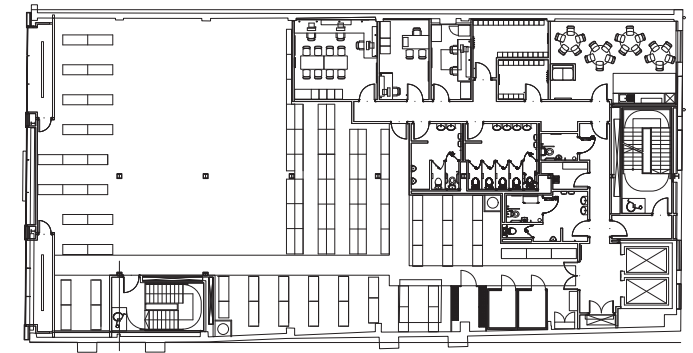
BASEMENT **6,610 SQ FT**



**6,505 SQ FT** GROUND FLOOR



FIRST FLOOR **6,668 SQ FT**



**6,522 SQ FT** THIRD FLOOR

## EPC

Available on request.



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## Rent

Quoting rental available on request.

## Rates

The VOA website advises the Property is assessed for rating purposes as follows:

Rateable Value	£1,040,000
UBR 2019/20	50.4p
Rates Payable	£524,160

These figures do not account for any transitional relief or payments that may apply and Interested Parties should make their own investigations with the relevant Rating Authority to satisfy themselves in that regard.

## Legal Costs

Each side will bear their own legal and professional costs incurred.

## Further Information

Please contact the joint letting agents in the first instance.

**CBRE**

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