

# On the Instruction of Barclays Banking Group

## TO LET

NEWCASTLE, 141/145 Northumberland Street, NE1 7AG



### Location

The property is situated at the northern end of Northumberland Street in the city of Newcastle upon Tyne. Northumberland Street is the prime pedestrianised retail street and acts as the main retail thoroughfare in the city.

Situated a short distance from Haymarket Metro Station, the property is located close to both Newcastle and Northumbria Universities.

Occupiers in the near vicinity include **Pret a Manger, Marks & Spencer, Primark** and **Boots**.

### Description

The property is arranged over basement, ground, first and second floors. The main sales area is situated on the first floor while ground floor provides an entrance hall with escalators, a lift and stairs to the uppers. To the rear of the property there is an additional ground floor area that provides access to the loading bay with parking space for approximately two vehicles. WC's are found on the mezzanine and second floor while the second floor also offers additional trading space as well as a staff room with kitchen facilities. The basement provides additional ancillary storage space.

### Accommodation

Ground Floor	3.90 sq.m	42 sq.ft
First Floor	302.54 sq.m	3,257 sq.ft
Mezzanine Floor	12.26 sq.m	132 sq.ft
Second Floor	286.05 sq.m	3,079 sq.ft
Basement	139.17 sq.m	1,498 sq.ft

<b>Total Floor Area</b>	<b>743.92 sq.m</b>	<b>8,007 sq.ft</b>
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### Tenure

The property is currently held on a lease expiring 25/04/2027 with a break option on 25/04/2022.

### Price

The current rent passing is **£85,000** per annum, exclusive of all other outgoings.

### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £55,000. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

Available upon request.

### Key Features

Leasehold Available

### Viewing

By appointment via this office:

#### Will Clark

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### CBRE Limited

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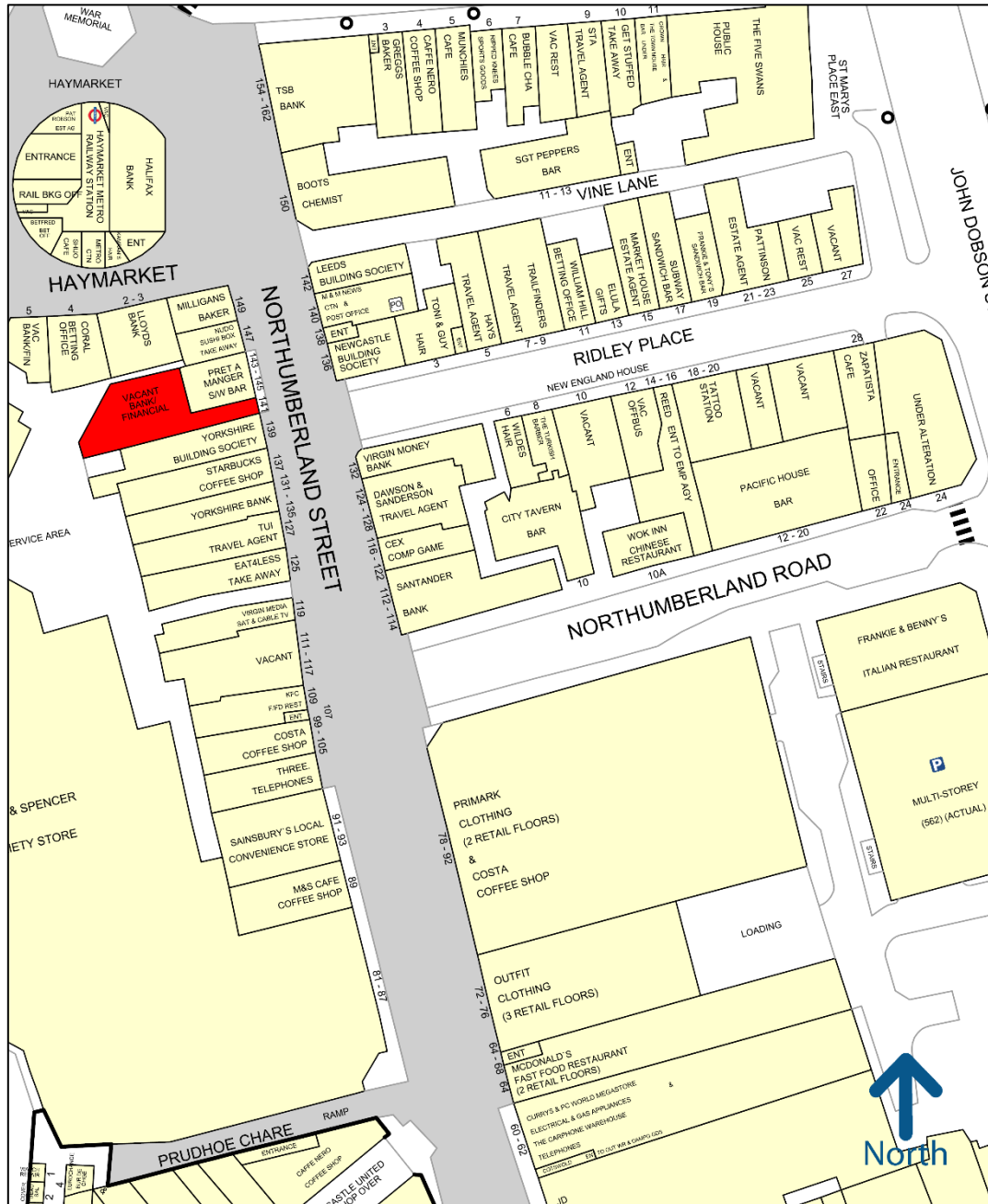
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Not to scale.

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