



## 43/45 Northumberland Street Newcastle upon Tyne

- Extensive frontage
- Strong Adjacencies
- Option for additional space

### Shop to let

#### Location

Located on the pedestrianised Northumberland Street in close proximity to Eldon Square and Blakett Street. Nearby retailers include Fenwick, H & M, Whsmith, JD Sports and Superdrug.

#### Description

The property comprises a prime retail unit and is arranged over ground and basement floors.

#### Tenure

The property is available from August 2019, on a new lease for a term to be agreed. The lease will be subject to five yearly rent reviews and contracted outside the Landlord and Tenant Act.

#### Rent

£495,000 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	3,498 sq ft	325.0 sq m
Basement	4,471 sq ft	415.4 sq m

**Total: 7,969 sq ft 740.4 sq m**

Additional space within neighbouring building could be made available.

(Interested parties are advised to verify these areas on site by prior appointment)

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Business Rates

Rateable Value	£405,000
Rates Payable (19/20)	£204,120

Interested parties should make their own enquiries with Newcastle upon Tyne city council (019 1278 7878).

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

##### Amanda O'Flaherty

amandaoflaherty@hdh.co.uk  
T 020 7462 9131  
M 07824 143 468

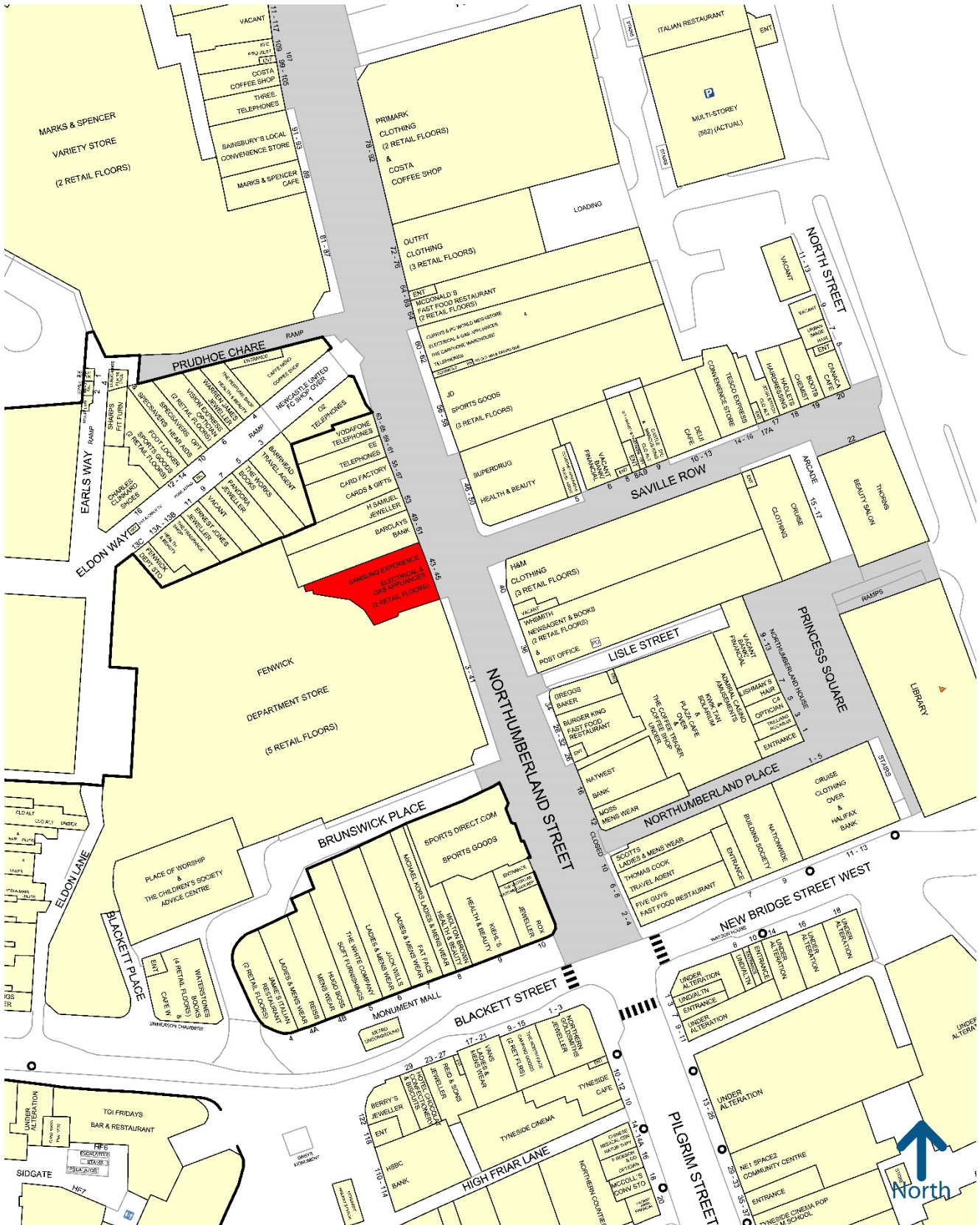
##### Jamie Strachan

jamiestrachan@hdh.co.uk  
T 020 7462 9116  
M 07786 634 311

##### Georgie Park

georgiepark@hdh.co.uk  
T 020 7462 8714  
M 07710 199 554

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