

Newcastle

59-60 Northumberland Street

PRIME UNIT AVAILABLE



LOCATION

Northumberland Street is Newcastle's premier shopping destination in the City Centre with 34 million annual footfall. It also encompasses the entrance to **Eldon Square Shopping Centre** where there are retailers such as **Sephora**, **John Lewis** and **Apple**.

The street is occupied by several national retailers including **TK Maxx**, **JD Sports**, a new flagship **Deichmann**, **Superdrug** and **Fenwick's** who are refitting.

The unit is located on the street's prime pitch in between Blakett Street and the entrance to Eldon Square Shopping Centre, with adjacencies of **Footasylum**, **Card Factory**, **O2** and **H Samuel**.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

Ground Floor:	1,227 sq ft	114.0 sq m
Basement:	954 sq ft	88.6 sq m
First Floor:	515 sq ft	47.8 sq m

LEASE TERM

Available by the way of an assignment of the existing lease, expiring 6th June 2027 with a tenant only break 6th June 2026.

RENTAL

£92,000 per annum exclusive, without further review.

SERVICE CHARGE

£TBC per annum.

INSURANCE

£TBC per annum.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£89,500
UBR 2025/26:	55.5p
Estimated Rates Payable:	£49,672

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Filippa Mudd

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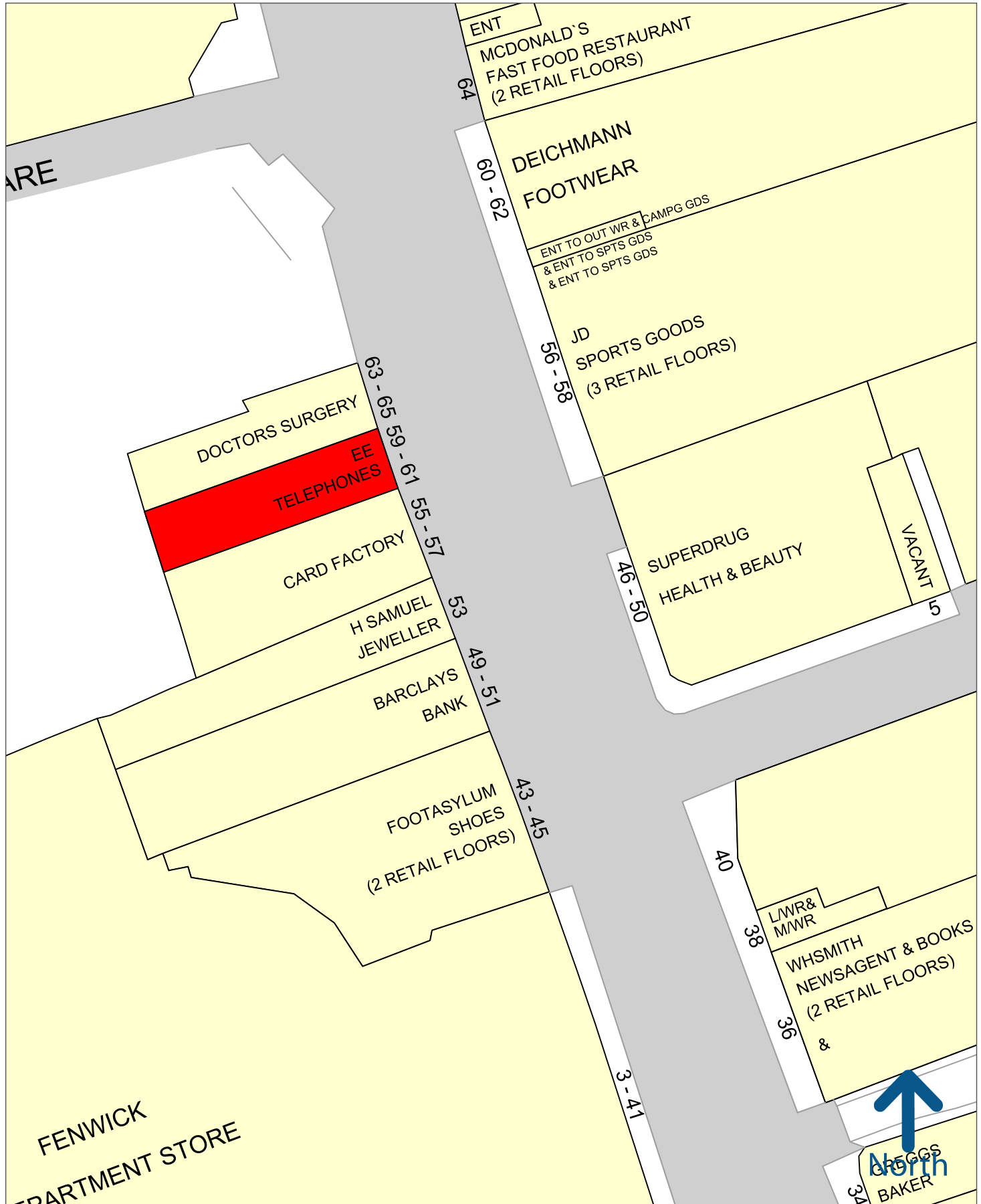
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Date: April 2024



25 metres

Experian Goad Plan Created: 09/12/2024
Created By: FMX