



# TO LET PRIME CITY CENTRE RETAIL/OFFICE UNIT

5-7 COLLINGWOOD STREET, NEWCASTLE UPON TYNE NE1 1JE



Sanderson  
Weatherall

## Description

The subject property comprises an attractive mid-terrace period property, dating back to the late 19th century, forming part of the historic streetscape of Collingwood Street within Newcastle's Grainger Town conservation area. The building is arranged over ground floor and basement levels for commercial use, with upper floors in separate occupation.

The property benefits from a traditional masonry construction with a stone façade, large display windows and two prominent independent entrance doors to the front elevation. These dual access points provide excellent flexibility and give the premises the potential to be subdivided into two self-contained units, if required, subject to design and statutory approvals.

Internally, the accommodation is configured to provide a largely open-plan trading area at ground floor level, with good ceiling height, a regular floorplate and scope for reconfiguration depending on an occupier's operational needs. The basement offers additional storage, ancillary or staff accommodation, accessed via an internal staircase.

The premises would suit a wide variety of commercial uses including retail, leisure, food and beverage, professional services and health and wellbeing, subject to securing the necessary planning permissions and any associated consents. The strong frontage, central location and adaptable layout allow incoming occupiers to tailor the space to suit their requirements.

## Asking Rent

Rent available upon application.

A new lease is available on a Full Repairing & Insuring basis for a term of years to be agreed, subject to contract.



# Location

5-7 Collingwood Street occupies a highly prominent position within the heart of Newcastle City Centre, situated on one of the city's most established commercial streets. Collingwood Street forms an important connection between Newcastle Central Station and the prime retail and leisure core surrounding Grey Street, Grainger Street and Collingwood Street's historic "Diamond Strip". This central position ensures consistently strong pedestrian activity throughout the day and evening.

The immediate environment comprises a blend of office headquarters, professional services, boutique leisure operators, bars, restaurants and high quality period buildings, creating a vibrant mixed-use destination that attracts office workers, commuters, visitors and the local student and residential population.

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles North West of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the South East, South Shields 14 miles to the east and Carlisle 58 miles to the west.

# Accommodation

We understand the accommodation comprises the following approximate Net Internal Areas (NIA):

Description	sq m	sq ft
Ground Floor	101.45	1,092
BST Office	102.49	1,103
BST Kitchen	4.40	47
BST Internal Storage	6.32	68
<b>Total</b>	<b>214.66</b>	<b>2,311</b>



## Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band E (122) which is valid until 17<sup>th</sup> April 2026. A full copy of the EPC can be obtained via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## Use/Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Newcastle City Council).

## Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

## Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations with regard to this matter.



## Business Rates

The property is currently assessed under one hereditament for the whole building so would need to be re-assessed upon occupation.

It is recommended that any interested party make contact with the Local Rating Authority, Newcastle City Council, in order to verify the accuracy of this information and rates payable.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

## VAT

All figures quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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





# Contact

Viewings to be scheduled via appointment only.

For further information or to arrange a viewing please contact the sole agents:

**Mark Convery**



07525 872 141



[mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

**Kevin McGorie**



07901 710 671



[kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)



**Sanderson  
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL