



TO LET CITY CENTRE RETAIL UNIT

86 SIDE, NEWCASTLE UPON TYNE NE1 1PR

SW

Sanderson
Weatherall



Summary

- City Centre Location
- Size: 1,112 sq ft (103.29 sq m)
- Rent: £15,000 pax
- Subject to Contract

Description

The property forms part of the impressive Milburn House, a substantial and architecturally striking Grade II listed building constructed in the early 20th century with distinctive stone façades and period detailing. The subject unit provides a spacious and flexible ground floor retail sales area with good natural frontage, supported by generous ancillary storage accommodation at basement level. The basement also benefits from excellent functionality and an impressive eaves height of approximately 3.76m, making it highly versatile for operational or back-of-house requirements. Offering strong character features combined with practical modern capability, the premises present an attractive opportunity suitable for a wide variety of commercial, retail or leisure uses, subject to obtaining the necessary planning consents.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales Area	49.15	529
BST Internal Storage	54.14	583
Total	103.29	1,112

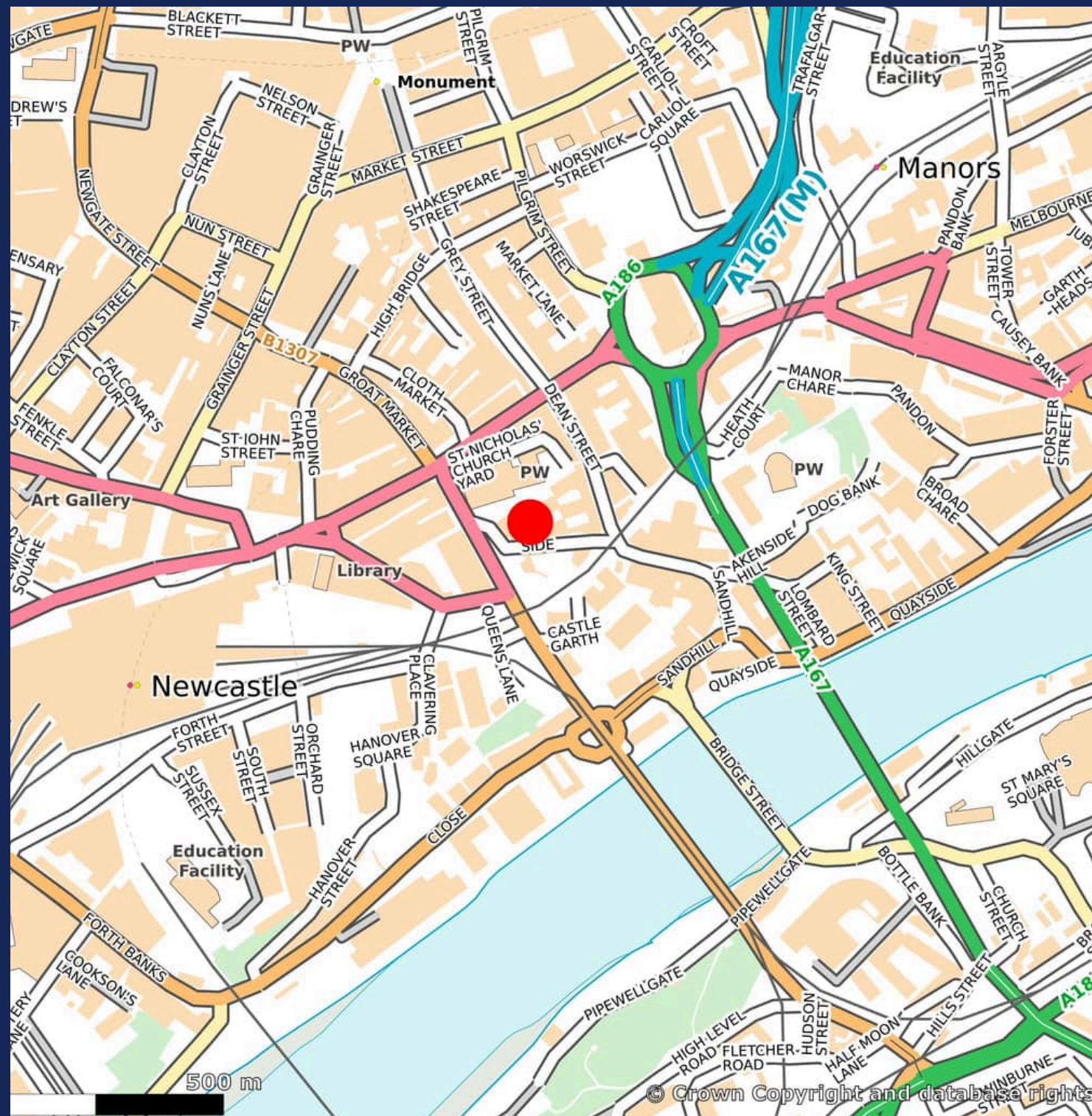
Location

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.

Situated on The Side in the heart of Newcastle City Centre, 86 Side enjoys a prime trading position on this historic and well trafficked route linking the city core to the Quayside. The location benefits from excellent passing trade throughout the day and evening, surrounded by a strong mix of established operators including the adjacent Empress Bar, along with numerous bars, restaurants, cafés and leisure venues within the immediate vicinity. Its proximity to key city centre destinations such as the Quayside, Grey Street and the main retail district further enhances footfall, making 86 Side an exceptional opportunity for businesses seeking high visibility in one of Newcastle's most vibrant commercial areas.

Asking Rent / Lease Terms

£15,000 per annum exclusive of VAT with terms to be agreed on an Effective Full Repairing and Insuring Lease, subject to contract.





Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

Service Charge

A service charge is payable to cover the costs of the maintenance of the exterior structure and communal parts throughout the building. Further information available upon request.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. The Tenant will be responsible for obtaining their own contents insurance.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £5,900

Majority of occupiers should qualify for full exemption / Small Business Rates Relief, however, we would recommend that any interested parties make their own investigations regarding relief and rates payable by contacting the Local Rating Authority (Newcastle City Council).

Energy Performance Certificate

The property has a current energy asset rating of Band E (124) of which the EPC is valid until 29 May 2033. A full copy of the EPC can be obtained via the following link:

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

Services

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

Anti-Money Laundering

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

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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





Contact

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

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