



**TO LET /
MAY SELL**

PRIME CITY CENTRE RETAIL PREMISES WITH OFFICES

107-109 NORTHUMBERLAND STREET, NEWCASTLE UPON TYNE NE1 7AG



**Sanderson
Weatherall**

Summary

- 3 Storey Mid Terrace Property
- Size: 285.47 sq m (3,073 sq ft)
- Rent On Application
- Offers in the region of £2.5M
- Subject to Contract

Description

The subject property comprises a 3 storey, mid terrace building of brick construction under a flat felted roof covering dating back to the early 20th century. KFC currently occupy the ground floor of which their existing lease is due to expire in December 2025. The unit is in a prominent position facing directly onto Northumberland Street and benefits from rear delivery access and consistently high levels of footfall throughout the majority of the day.

The ground floor has been fitted to a high specification by the current tenant, however, the unit will likely be stripped to shell once the tenant has vacated. The upper floors provide office accommodation which present an operator/investor with the opportunity to redevelop or refurbish the space. The upper parts benefit from a separate access from Northumberland Street and provide copious amounts of natural light internally.

The opportunity would be suitable for a variety of occupier requirements and viewings are highly recommended. Newcastle City Council are also investing significantly into the core of Northumberland Street by improving the pedestrianised areas along with accommodating adequate seating provision. Works are ongoing and due to be completed early 2026. Please see link provided below providing further information regarding the improvements to Northumberland Street:

[The future of Northumberland Street coming to life | Newcastle City Council](#)



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 International Airport is 7 miles north west of the city centre, providing international and domestic services. Sunderland is situated 14 miles to the south east, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The subject property is situated on the northern end of Northumberland Street, the principal shopping street in Newcastle City Centre. Surrounding occupiers include Costa Coffee, Marks and Spencer's, Jollibee, Sainsbury's Local, CeX Entertainment, Dawson & Sanderson Travel Agency, Starbucks, Primark and a variety of other national retailers.

Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales Area	115.37	1,242
GF Internal Storage	3.10	33
FF Office	80.40	865
SF Office	86.60	932
Total	285.47	3,073

Energy Performance Certificate (EPC)

An EPC has been commissioned via a competent energy assessor and the certificate will be available upon request in due course.



Asking Price/Rent

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed, subject to contract.

Rent available upon application. The property has the ability to be carved allowing the ground floor to be rented separately to the upper floors and vice versa.

Alternatively, our client may consider selling the Freehold interest with offers invited in the region of £2.5 Million, subject to contract.

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 (water, electric and gas), however, any interested party is advised to make their own investigations with regard to this matter.



Business Rates

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

Description	Rateable Value
GF 107 Northumberland Street	£62,000
1 st & 2 nd Floors 107 Northumberland Street	£11,250

We would recommend that any interested parties make contact with the Local Rating Authority, Newcastle City Council, in order to verify the accuracy of this information and rates payable. If an operator is seeking to occupy the whole property, then the Valuation Office Agency (VOA) would likely need to reassess the Rateable Value upon occupation.

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/purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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

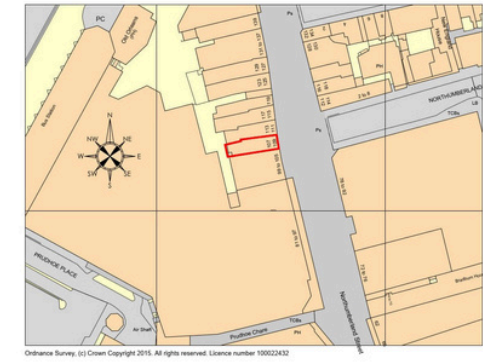


SERVICE YARD

NORTHUMBERLAND ST.

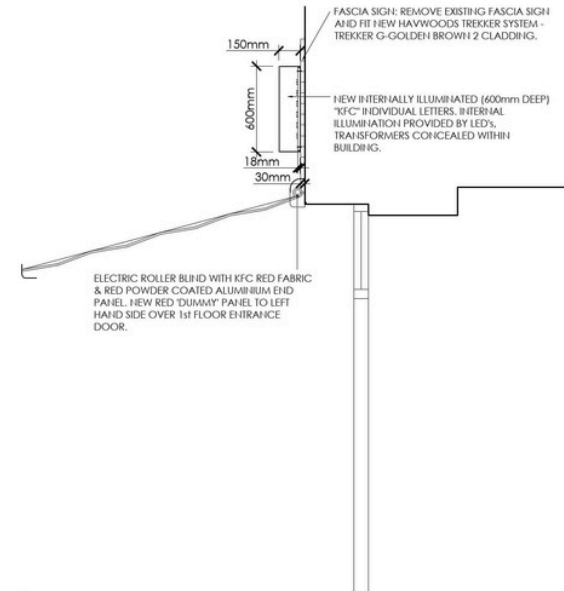
ground floor general arrangement
scale - 1:50 @ A1 / 1:100 @ A3

site location plan
scale - 1:1250 @ A1 / 1:2500 @ A3

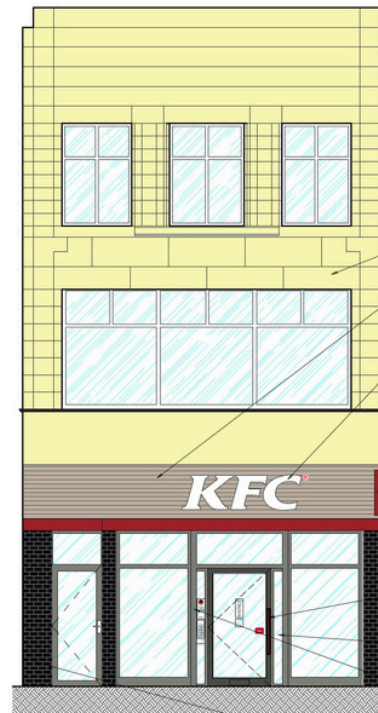


INTERIALLY ILLUMINATED PROJECTING SIGN:
RED POWDER COATED ALUMINIUM FRAME
RECTANGULAR LIGHTBOX WITH PERSPEX
COLONEL GRAPHIC PANELS BOTH SIDES
INTERIALLY ILLUMINATED BY ROWS OF LEDS

projecting sign detail
scale - 1:10 @ A1 / 1:20 @ A3

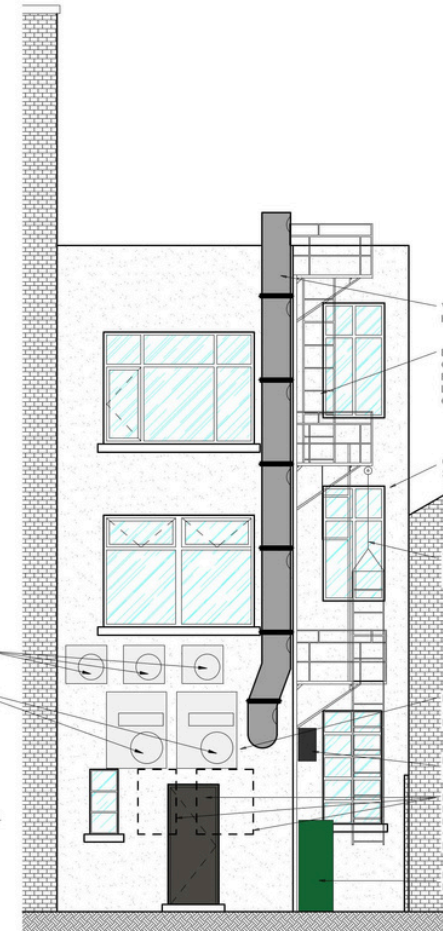


shopfront section detail
scale - 1:20 @ A1 / 1:40 @ A3



front elevation
scale - 1:50 @ A1 / 1:100 @ A3

CREAM PAINTED STONE
SHOPFITTER TO FIT NEW HAVWOODS TREKKER SYSTEM - TREKKER G-GOLDEN BROWN 2 CLADDING.
600mm HIGH INTERIALLY ILLUMINATED INDIVIDUAL WHITE KFC LETTERS (ILLUMINATION PROVIDED BY ROWS OF LEDS)
800x800mm INTERIALLY ILLUMINATED COLONEL LOGO PROJECTING SIGN, ILLUMINATION PROVIDED BY ROWS OF LEDS
316L CONDENSERS FOR WALK-IN COLDROOM AND FREEZER.
1140 MITSUBISHI PUHZ ZRP140YK2 FOR KITCHEN A/C; 1140 MITSUBISHI PUHZ ZRP100YK2 FOR RESTAURANT A/C.
ELECTRIC ROLLER BLIND WITH KFC RED FABRIC & RED POWDER COATED ALUMINIUM END PANEL. NEW RED 'DUMMY' PANEL TO LEFT HAND SIDE OVER 1st FLOOR ENTRANCE DOOR.
POWDER COATED DOUBLE GLAZED ALUMINIUM ENTRANCE DOOR FINISHED CONCRETE GREY RAL 7022, WITH LETTER PLATE AND 1m LONG PULL HANDLE POWDER COATED RED RAL 3001
DDA DOORBELL TO BE INSTALLED BY ELECTRICAL CONTRACTOR (EXACT POSITION TO BE CONFIRMED).
NEW POWDER COATED ALUMINIUM INFILL SHOPFRONT FRAMES IN RAL 7023 (INTERIOR D1036 MATT GREY METALLIC CODE: LX18368) - EXISTING SHOPFRONT FRAMES TO BE RETAINED & SPRAYED TO MATCH.
EXISTING BLACK TILES TO BE RETAINED.



rear elevation
scale - 1:50 @ A1 / 1:100 @ A3

VERTICAL DISCHARGE RISE TO HIGH LEVEL - ABOVE EAVES
EXTENDED PLATFORMS & ACCESS GATES TO BE ADDED TO EXISTING FIRE ESCAPE/ROOF ACCESS LADDER TO ALLOW MAINTENANCE OF EXTRACT DUCTWORK
CREAM PAINTED SMOOTH RENDER
WHITE PAINTED TIMBER WINDOWS TO UPPER LEVELS
EXISTING WINDOW TO BE REMOVED AND BLOCKED UP. WALL TO BE RENDERED TO MATCH EXISTING.
BRITVIC HEAT DUMP ABOVE REAR DOOR.
EXISTING WINDOW OPENINGS TO BE BLOCKED UP & RENDERED. FORM NEW DOOR OPENING WITH NEW GREY POWDER COATED ALUMINIUM DOOR & FRAME (RAL 7022).
NEW OIL TANK 1200x600x1600mm HIGH.

rev	date	description
C	03-08-15	moved PDMO tank, 2no. A/C condensers (shown spec): moved rear door.
B	19-06-15	retained existing tiled pilasters: retained window on rear elevation
A	17-06-15	updated for planning

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**NEW STORE
- SMALL BOX**

store address
NEWCASTLE
107-109 NORTHUMBERLAND STREET
NEWCASTLE UPON TYNE
NE1 7AG

drawing title
PROPOSED
PLANNING EXTERNAL ELEVATIONS

drawn by	checked	date
SES	---	20-04-15
store no.	scale	
0000	1:50 @ A1	

KFC drawing no.	FB ref.	revision
0000/2015/G211	2015/16	C



Contact

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

Mark Convery



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July 2025



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