



TO LET

**SUBSTANTIAL RETAIL SHOWROOM OPPORTUNITY
(HIGHLY POPULATED STUDENT AREA)**

160-170 NEW BRIDGE STREET, NEWCASTLE UPON TYNE, NE1 2TE



Sanderson
Weatherall

Description

The property comprises a substantial former retail showroom known as the New Bridge Street Bedding Centre, prominently positioned on New Bridge Street, Newcastle upon Tyne. The premises has historically traded as a well-established bed and furniture retailer, providing extensive open-plan showroom accommodation with ancillary storage and servicing areas.

The building is understood to be of traditional construction, typical of mid-to-late 20th century city centre commercial stock, arranged over ground, basement and first floors, offering a substantial footprint suitable for a variety of alternative uses, subject to the necessary planning consents being obtained. The scale and configuration of the accommodation lend themselves to continued retail use, leisure, trade counter, showroom or potential redevelopment opportunities. Externally, the property benefits from rear servicing access together with pay-and-display car parking provision, enhancing accessibility for both customers and staff.

Overall, the property represents a rare opportunity to lease a large, adaptable commercial unit in a highly accessible city centre fringe location, with significant potential for a range of occupiers or redevelopment, subject to planning.

Asking Rent / Lease Terms

Rent available upon application.

New lease is available on FRI basis with terms to be agreed, subject to contract.



Location

160-170 New Bridge Street occupies a highly prominent and accessible position on the edge of Newcastle City Centre, within the vibrant professional and academic core of the city. The property is situated just a short walk from Newcastle's prime retail and leisure pitch, centred around Northumberland Street and Eldon Square, offering a wide range of amenities. The location benefits from immediate proximity to both Newcastle University and Northumbria University, making it particularly attractive for occupiers seeking access to a large and skilled graduate talent pool. Excellent transport connectivity is provided via nearby Manors and Monument Metro stations, as well as Newcastle Central Station, ensuring strong regional and national links. The surrounding area is characterised by a mix of office, educational and leisure uses, reinforcing its appeal as a well-connected and dynamic business location.

Accommodation

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

Description	sq m	sq ft
GF Retail Sales Area	614.94	6,619
GF Internal Storage	131.37	1,414
GF Office	10.54	113
FF Retail Sales Area	417.15	4,490
FF Internal Storage	227.96	2,454
BST Retail Sales Area	247.80	2,667
Total	1,649.76	17,758



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.

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 main service connections, however, any interested party is advised to make their own investigations regarding this matter.

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £55,500

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Newcastle City Council).



Energy Performance Certificate

The property has a current energy asset rating of Band B (45) of which the EPC is valid until 13 January 2030. A full copy of the EPC can be obtained via the following link:

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

Anti-Money Laundering (AML)

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

VAT

All rents 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

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

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