



To Let

1st & 2nd Floor City Centre
Office/Retail
1,797 sq ft (167.00 sq m)



First & Second Floors
107 Northumberland Street
Newcastle upon Tyne
NE1 7AG



SW
Sanderson
Weatherall

Key points

- ▶ City Centre Office/Retail Premises
- ▶ Size: 1,797 sq ft (167.00 sq m)
- ▶ Asking Rent: £25,000 per annum
- ▶ Subject to Contract

Description

The property comprises attractive self-contained office accommodation arranged over the first and second floors of a substantial period building situated within a prime position on Northumberland Street, Newcastle's principal pedestrianised retail thoroughfare and one of the city's busiest commercial destinations.

The offices provide spacious and well-configured accommodation suitable for a variety of occupiers, benefiting from excellent levels of natural light throughout. The accommodation combines the character of a traditional city centre building with functional office space, offering an attractive working environment in the heart of Newcastle.



Both floors are fitted to provide predominantly open-plan accommodation together with ancillary kitchen and WC facilities, allowing an occupier to benefit from immediate occupation with minimal adaptation required. The offices offer flexible floorplates capable of accommodating a range of business uses, from professional services and creative industries to training and administrative functions.

The property enjoys unrivalled city centre accessibility, located within Newcastle's prime retail and leisure pitch and within easy walking distance of Monument Metro Station, Newcastle Central Station, numerous public transport links and an extensive range of amenities including shops, cafés, restaurants and leisure facilities.





Accommodation

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

Description	sq m	sq ft
FF Office	80.40	865
SF Office	86.60	932
Total	167.00	1,797

Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed, at an asking rent of £25,000 per annum exclusive of VAT, 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).

Business Rates

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

1st & 2nd Floors 107 Northumberland Street: RV £18,250

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.

EPC

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

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 with regard to this matter.

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 tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

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





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Weatherall

Viewings

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

▶ **Mark Convery**
07525 872 141
mark.convery@sw.co.uk

▶ **Amy Lamming**
07561 710 960
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