



10 Ridley Place

Newcastle upon Tyne, NE1 8JW

 **naylors**

To Let

City Centre Retail Premises

1,235 Sq. Ft (114.75 Sq M)

- Self contained unit
- Glass fronted exterior
- Potential to decorate to suite
- City centre location
- New lease available



Location

Ridley Place lies just off Northumberland Street, one of the city's retail destinations, with major nearby occupiers including Eldon Square, Fenwick and Marks & Spencer. The location also benefits from close proximity to Northumbria University's campus and the emerging East Pilgrim Street development.

The property is conveniently positioned within a short walking distance of both Haymarket and Monument Metro stations, situated at either end of Northumberland Street.

Description

The retail unit comprises a ground floor, open-plan sales area with a full-height double glazed frontage onto a busy retail street. To the rear, the property provides ancillary accommodation including a staff area, kitchen, and WC facilities.

Accommodation

We estimate that the net internal area for the property is as follows:

Ground Floor 1,235 sq. ft. (114.75 m²)

Terms

The property is available by way of a new full repairing and insuring (FRI) lease.

Rent

£33,000 per annum.

Service Charge

Available upon request.

Building Insurance

There will be a proportion of building insurance payable. More information to be provided on request.

EPC

The property has an EPC rating of C 73.

Rateable Value

The property has a rateable value of £40,000, resulting in business rates payable of approximately £19,960 per annum.

Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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(s).





For further information please contact:

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