

TO LET

Retail Premises

**Ground Floor Shop
Plummer House
11 Market Street
Newcastle upon Tyne
NE1 6NF**

**johnson
tucker**

chartered surveyors & property consultants



**Prominently Positioned City Centre Shop
Available to Let
Approximately 98 sq m (1,055 sq ft)**



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LOCATION

Newcastle upon Tyne is the commercial capital of the north east of England and is situated approximately 300 miles to the north of London, 100 miles to the south of Edinburgh and 100 miles to the north of Leeds. The city has good communication links being situated on the main A1(M) connecting London and Edinburgh and also links with Carlisle and Cumbria to the west via the A69 trunk road.

Newcastle Central Railway Station in the city centre, a short walk from the property, forms part of the east coast main line between Edinburgh and London. Newcastle International Airport is located approximately 7 miles to the north west of the city centre and provides daily flights to most major domestic and European destinations.

In addition to over ground rail connections, Newcastle is the only city in England outside of London to benefit from an underground rail network. The Metro has 60 stations across the north east connecting Newcastle city centre to the wider conurbation including Sunderland, South Shields and Newcastle Airport.

DESCRIPTION/SITUATION

The property will be let as a retail shell with benefit from a large glazed shop front onto Market Street with mains services including gas, electricity, water and drainage.

Plummer House is on the corner of Croft Street and Market Street in the centre of Newcastle upon Tyne close to Carloli Square and with good vehicular access to A167 and the Tyne Bridge. The property is situated to the east of the city centre close to the Laing Art Gallery where there is a high concentration of offices in the immediate vicinity such as Higham House, Hadrian House, Bamburgh Court and Broadacre House including tenants such as Newcastle Building Society, NHS, Age UK, Care Quality Commission and Naylor's Chartered Surveyors, among others. Nearby at Carloli Square there is a large multi-storey car park and Manners and Monument Metro Stations are also nearby.

The property occupies the ground floor of Plummer House. The wider development has been newly converted to a modern 251 bed student accommodation. Euro Hostel to the rear and a high concentration of office space add to the desirability of this location. A further student led development is being carried out around Hadrian House within the former Liquid Nightclub building.

ACCOMODATION

Ground Floor Area of approximately 98 sq m (1,055 sq ft)

TERMS

The ground floor shop is available to let on full repairing and insuring terms at an initial rent of £25,000 per annum exclusive of VAT. All other terms of the lease are to be agreed by negotiation.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The premises are completed to a shell and core only. An EPC will be commissioned once the premises have been completed and supplied with services.

VAT

The property is elected to tax and therefore VAT is payable.

VIEWING

To arrange an inspection or to discuss this opportunity further please contact Johnson Tucker or our joint agent Walton Robinson: -



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NE15 8NL

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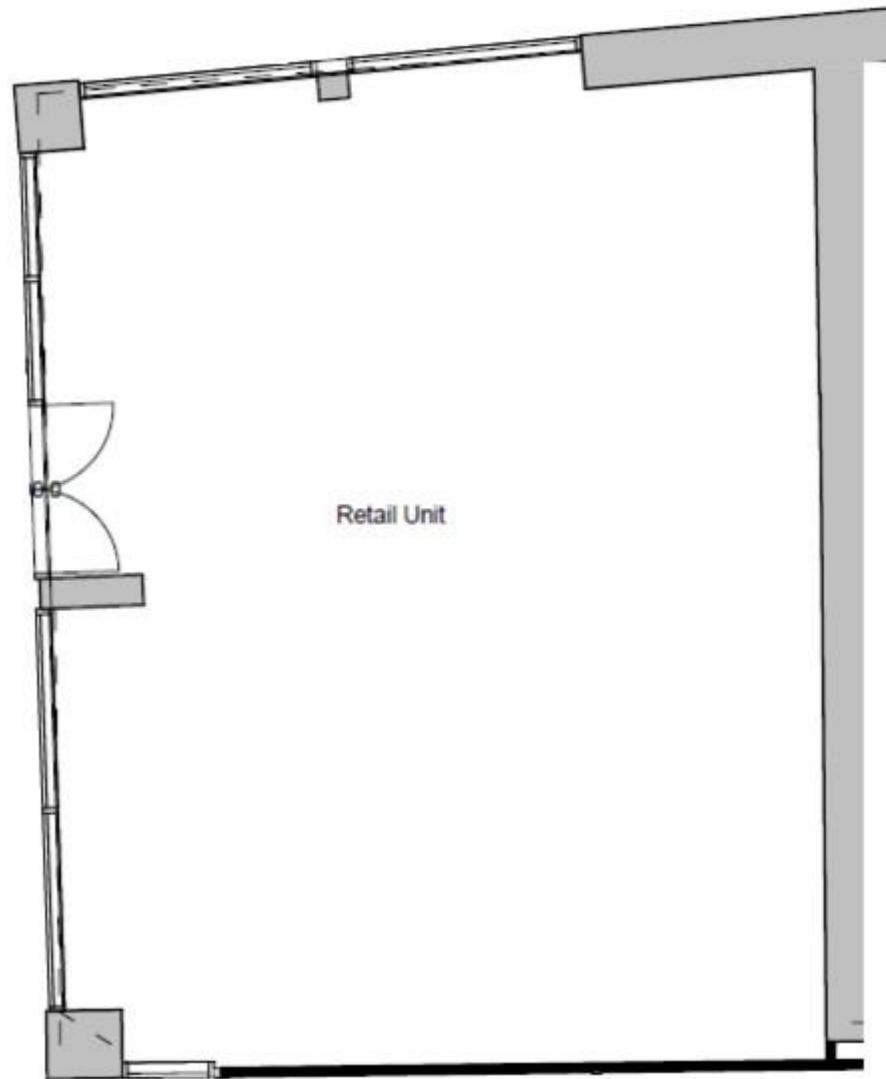
Walton Robinson
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NE1 7RY

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Plans



Street Scene



Shop Front



Example Images for illustration purposes only



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