



Unit 3, The Hub, Newcastle Upon Tyne NE1 7PF

TO LET

Prime Location Retail Opportunity

**630 Sq Ft
(59 Sq M)**

DESCRIPTION

The Hub is an exciting mixed use development adjoining Haymarket Metro Station, in the heart of the City Centre. This ground floor unit features a double frontage entrances onto the Metro Station Concourse and Haymarket. This location benefits hugely from the high volumes of footfall between Haymarket Metro Station, Haymarket Bus Station and Northumberland Street, one of the UK's most bustling shopping locations.

- ✓ Prime Retail Pitch at the top of Northumberland Street
- ✓ Available for immediate occupation
- ✓ Total 630 sq ft (58.52 sq m)
- ✓ Double Frontage to harness high footfall
- ✓ Rent £40,000 per annum
- ✓ Hot Food Licence

LOCATION

Northumberland Street is home to Marks & Spencer, Pret-a-Manger, Boots and Primark all within yards of this exciting development.

The Hub is situated at the top of prime retail destination, Northumberland Street and Eldon Square Shopping Centre is situated close-by. Both Newcastle University and the University of Northumbria are in close proximity.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	630	59

VAT

All prices, premiums, rents etc are quoted exclusive of VAT at the prevailing rate.

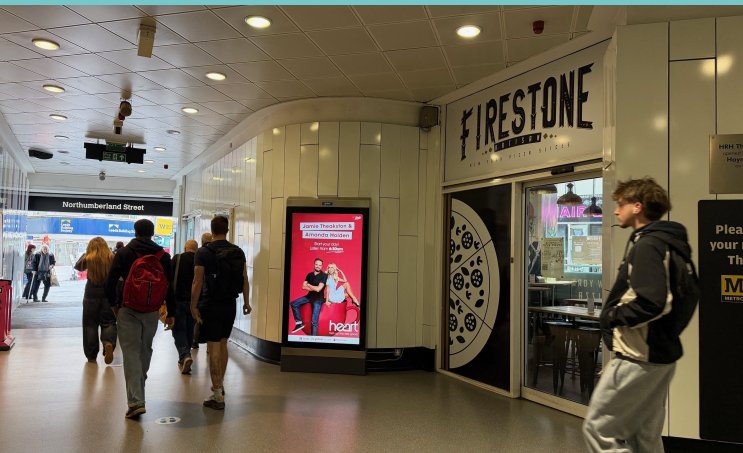
LEGAL COSTS

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

BUSINESS RATES

£41,750 (1 April 2026 to present)

EPC The property has been rated within Band B.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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