

TO LET

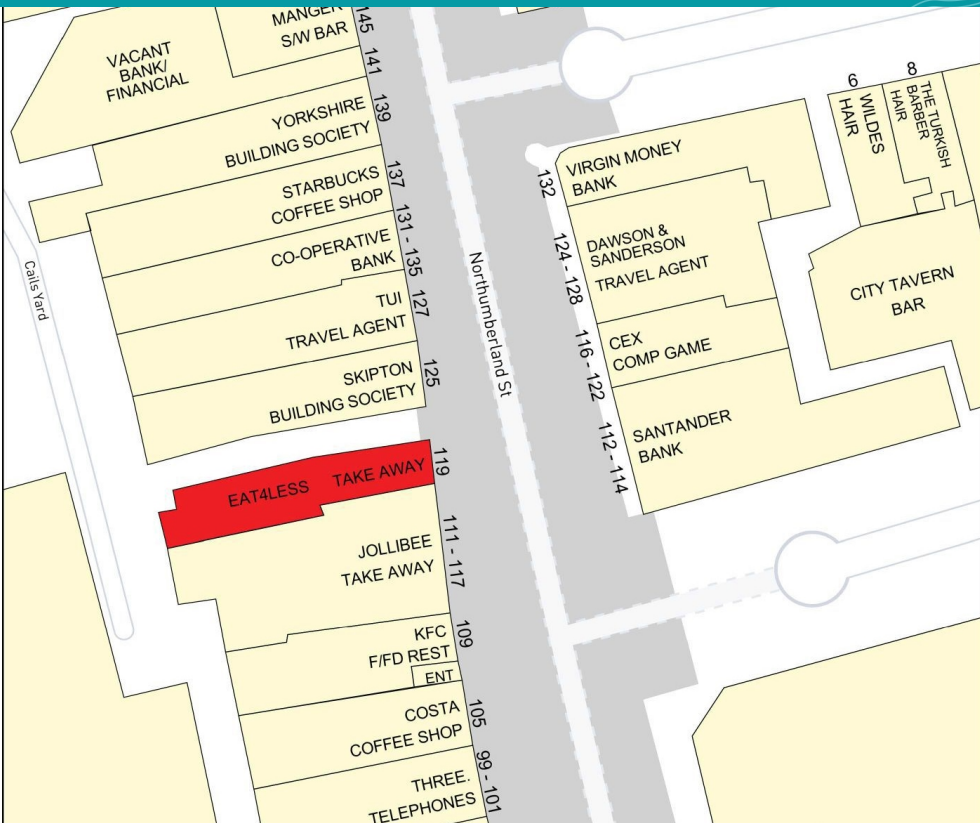
- ✔ Located on Newcastle's principal shopping street
- ✔ Extremely high footfall and large customer base
- ✔ 100 yards from Haymarket Hub Metro station.
- ✔ Minutes from Newcastle's main bus station Haymarket.



119 Northumberland Street, Newcastle Upon Tyne NE1 7AG

Prime Retail Pitch Available

1,022 Sq Ft
(95 Sq M)



DESCRIPTION

The property comprises a ground floor retail unit with sales area fronting onto Northumberland Street and a rear kitchen/prep area all of which could become cleared retail space. The upper floors and basement have been voided but could offer additional space.

LOCATION

Situated in an excellent trading position at the northern end of Northumberland Street within Newcastle City Centre. The property is adjacent to Jollibee and Skipton Building Society opposite Primark. Other retailers nearby include M&S, Costa, Pret and Starbucks.

ACCOMMODATION

Gross Frontage	3.88	1.18
Return Frontage	2.84	0.87
Internal Width (Average)	4.17	1.27
Ground Floor	1,022	95
Total	1,022	95

LOCAL OCCUPIERS

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

TENURE

Leasehold.

TERMS

New effective full repairing and insuring lease on terms to be agreed. Initial rent £69,500 per annum.

BUSINESS RATES

Rateable Value (April 2026) = £52,500

EPC

B-35

VAT

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

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 10-Feb-2026

**Lambert
Smith
Hampton**

Emily Wood
07900 120 143
EWood@lsh.co.uk

James Blackett
07710 030912
jblackett@lsh.co.uk



James Burt
07730 671 229
jburt@bklprop.co.uk