



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

Nestled in the heart of Newcastle, this expansive commercial unit on Main Street presents an exceptional opportunity for businesses seeking a prominent location.

- Spacious Commercial unit
- Open plan front office with reception area
- Separate office on the first floor
- Separate kitchen area
- WC on the ground floor

The unit would suit a variety of potential users (subject to any necessary statutory consents or approvals).

AVAILABLE FROM 1ST OCT 2025

**£30,000 Per Annum**