



**TO LET**

103, Central Promenade Newcastle, BT33 0HH

EXTENSIVE HIGH STREET RETAIL BUILDING WITH TENANT

**Bradley**  
Commercial Real Estate

## Description

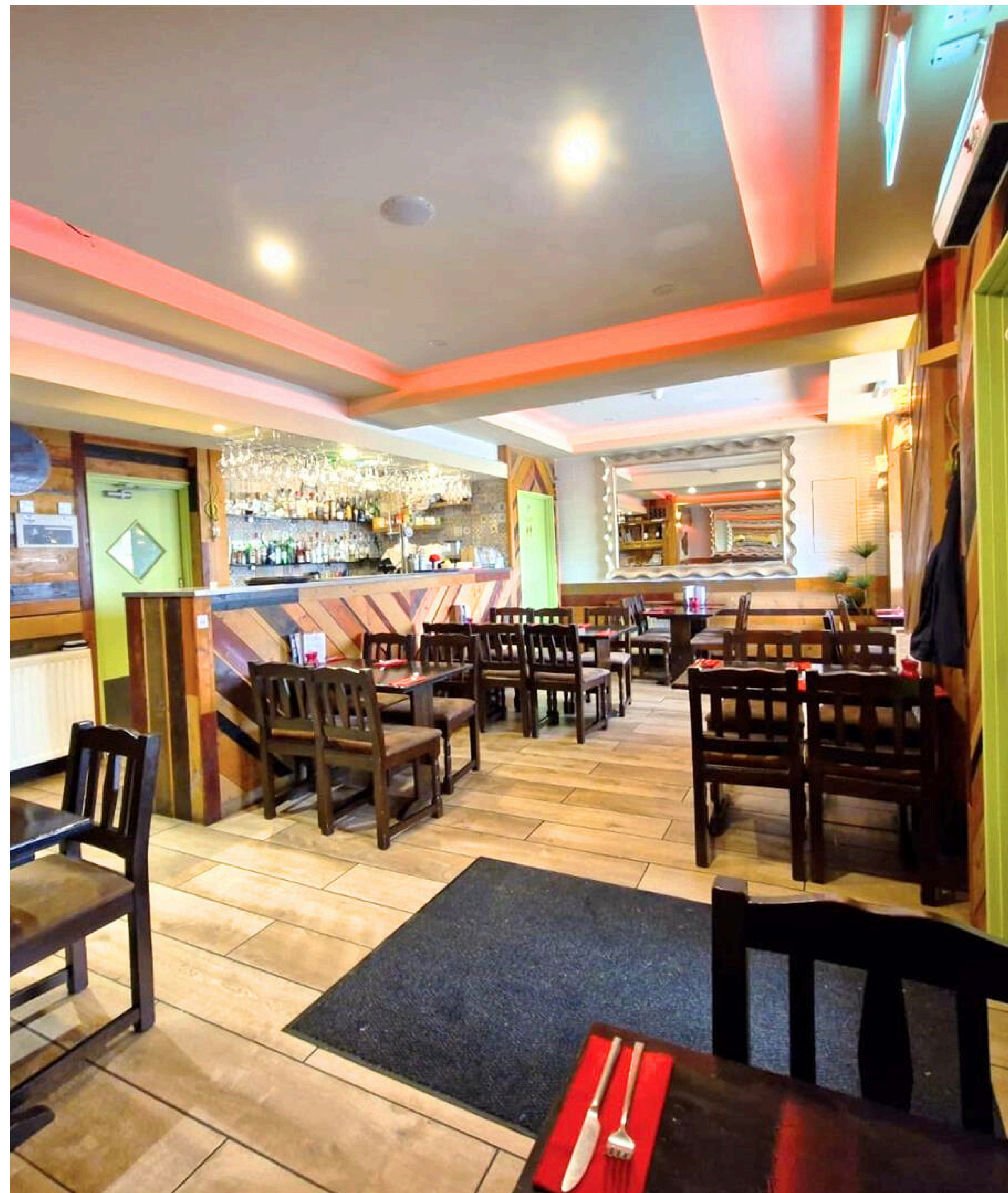
Located on the bustling Main Street in Newcastle, this road fronting commercial unit offers an ideal space for a variety of food use businesses. The property boasts an open-plan layout with large windows that flood the space with natural light, creating a bright and welcoming atmosphere. With its prime location on Main Street, your business will benefit from high visibility and easy access to local amenities and public transport. The unit is available with fixtures and fittings included for an additional cost. Please contact our office for further details.

## Key Features

- Prime Main Street Location: Situated in a highly sought-after area with excellent foot traffic.
- Bright and Airy: Large windows provide abundant natural light, enhancing the workspace environment.
- Accessibility: Convenient ground floor location, proving easy access.
- Close to Amenities: A short walk from shops, cafes, restaurants, and public transportation.

## Specification

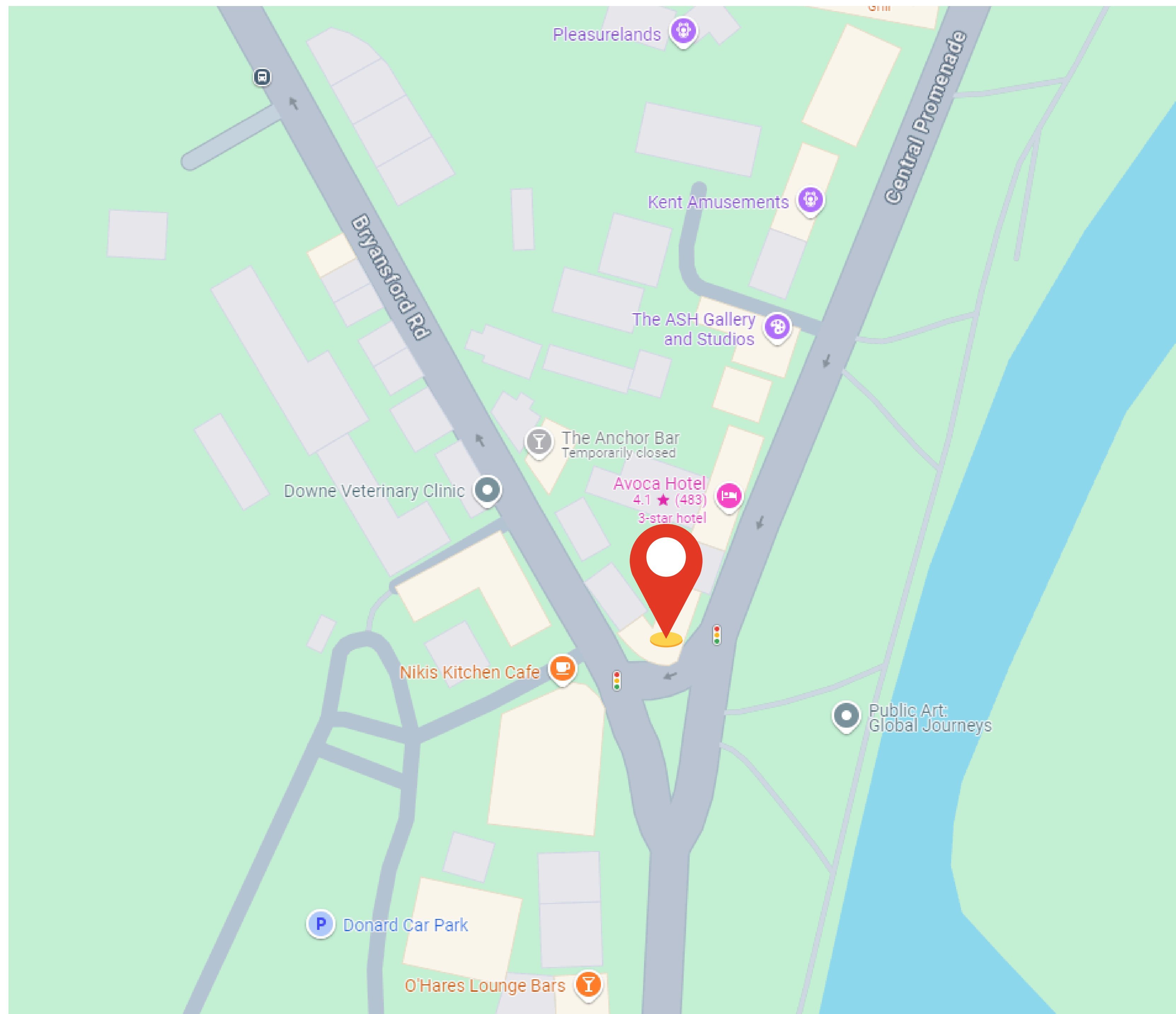
- Size: 1000 sq ft.
- Layout: Open-plan dining area, with WC, Bar area and back kitchen.
- Lighting: Modern and energy-efficient lighting throughout.
- Flooring: High-quality, durable flooring suited to a range of business activities.
- Efficient natural gas heating system.
- Internet: Ready for high-speed internet connection.
- Security: Shutters at the front











## Terms

The Property is being offered To Let with the benefit of its existing food use planning.

Rent: £18,000 per annum

Term: Negotiable

Deposit: 3 Months Equivalent

## Rateable Value

NAV: £ £10,900.00

Estimated Rates Payable 23/24: £6,327.82 per annum.

*The annual rate calculation shows full annual rates for the current rating year (April to March). It does not include any reductions for rate reliefs, exemptions, or exclusions, or any emergency measures introduced to assist those impacted by COVID-19.*

## Further Information

**Stephen Gray, Manager - Commercial**

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