

Retail Unit FOR SALE

49-53 Leazes Park Road, Newcastle
upon Tyne, NE1 4PG

- Freehold property for sale
- Prominent glass frontage
- Total size of 188m² (2,025ft²)
- Awaiting EPC rating
- Prime retail pitch
- High footfall location

Price On Application

BradleyHall



LOCATION

Situated on Leazes Park Road, the property enjoys a strategic position in Newcastle city centre, making it an ideal hub for retailers seeking prime visibility and connectivity. The property receives a high amount of foot traffic due to its positioning near St James Park, and Newcastle University.

The property is located on the end of a row of terrace properties, adjacent to The Leazes End and Companions, and facing Kingswalk Dental Implant Practice. Other businesses in the area include Les Petits Choux, The Lost Wanderer, and Bar Loco.

49-53 Leazes Terrace is 0.4 miles from St James metro Station, and 0.5 miles from Haymarket metro station. Just 0.2 miles away is St Thomas Street Bus stop. There are multiple car parks situated around the property.

DESCRIPTION

The property is arranged over a ground and first floor. The ground floor comprises of two retail showrooms with associated storage space, and the first floor has separated office spaces, a kitchen area, and W/C facilities.

The ground floor unit on the Northern side of the property is a small boutique retail premises, whereas the retail premises connected to the southern side enjoys a larger space, however, is currently being used as a workshop. The ground floor unit on the southern side has a lot of potential for a variety of retail occupiers.

The first floor provides office accommodation within the two storey, end terrace property. Externally the property is well presented and of traditional construction.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	103m ²	1,107ft ²
First Floor	85m ²	918ft ²
Total	188m²	2,025ft²

EPC RATING

Awaiting EPC Rating



Car parking
Situated on 26
Terrace Place
0.5 miles from Central
station
0.8 miles from
A167(M)
0.5 miles from
Northumberland
Street



0.2 miles from St
James Park
0.3 miles from
Newcastle University



RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £19,000 and the estimated rates payable for the current year is £9,481 This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of freehold purchase. Price is available on application.

IMPORTANT NOTICE

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AGENTS NOTES

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In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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