

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

188 SQ M (2,025 SQ FT)



RETAIL UNIT TO LET

BradleyHall

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.

KEY SPECIFICATION

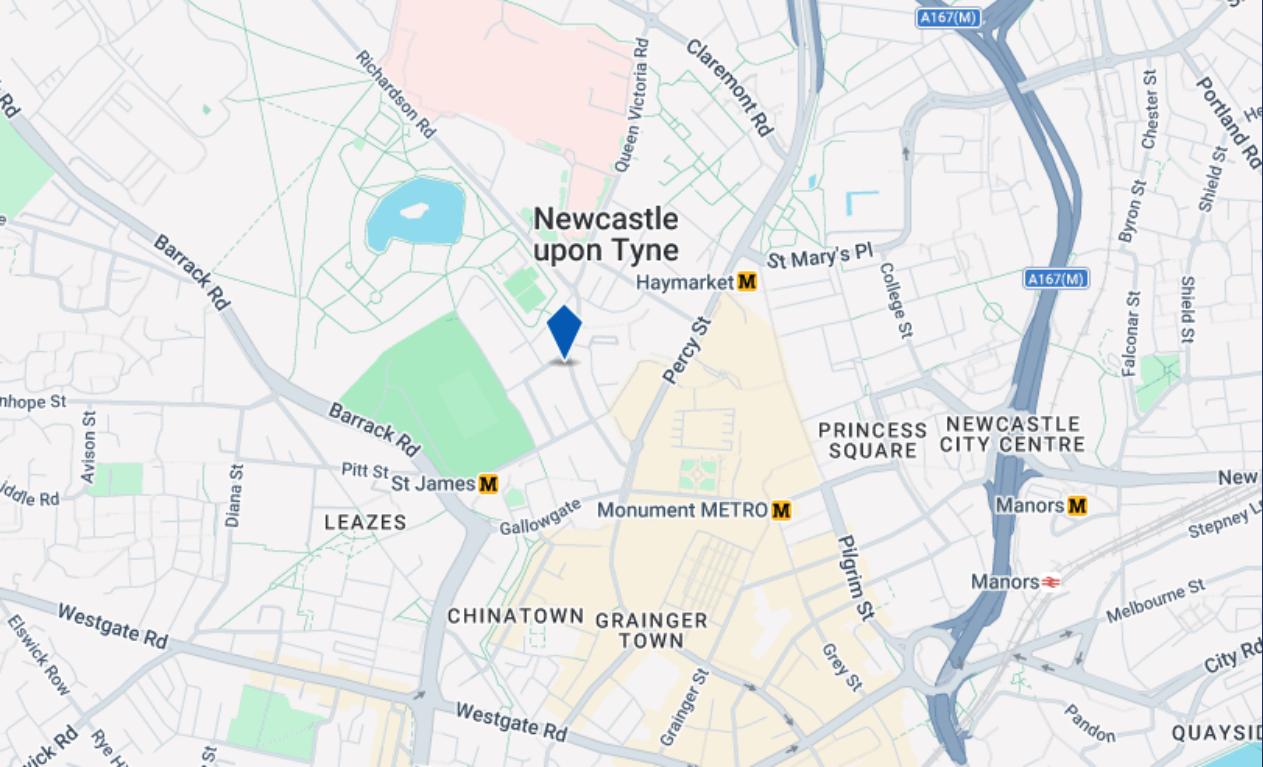
- 2,025 sq ft unit arranged over ground and first floor
- Prominent retail parade
- Prime city centre location
- £30,000 per annum
- Available by way of new lease
- Suitable for a variety of uses

USE

The properties current use class is E

EPC RATING

EPC rating D (81)



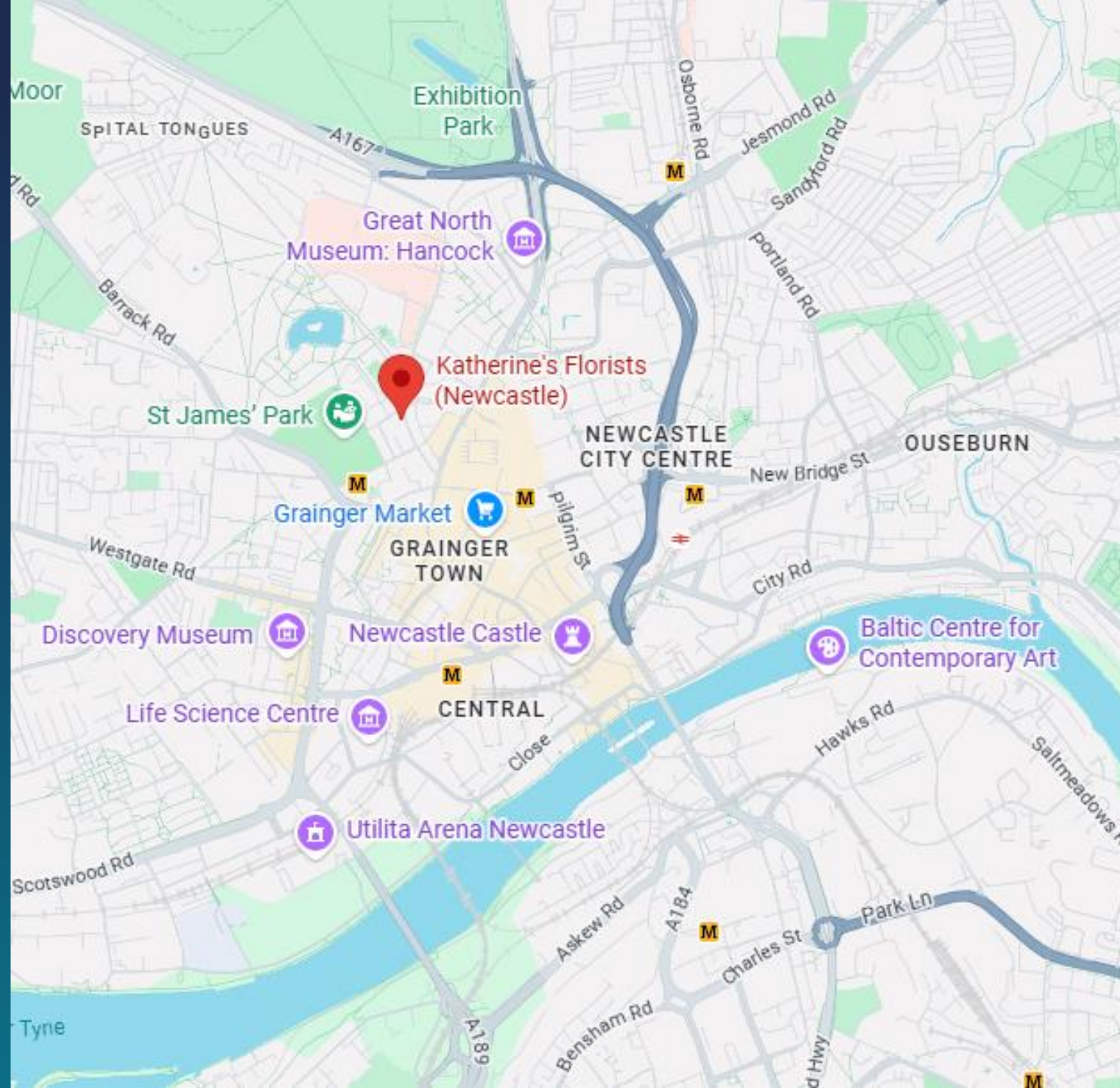
DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	103	1,107
First Floor	85	918
TOTAL	188	2,025

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.



TERMS

This property is available by way of a new lease, with terms to be agreed at a rent of £30,000 per annum.

VAT

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

RATING

The rateable value of the premises as of 1st April 2026 is £22,750 and the estimated rates payable £11,352.25. 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.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall Newcastle.

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Bradley Hall



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