

**7 Cross Road,
Newcastle Upon Tyne,
NE1 4XE**

72.07 SQ M (776 SQ FT)



RETAIL UNIT TO LET

BradleyHall

DESCRIPTION

Prominently positioned on Cross Street in Newcastle city centre, this ground floor retail premises extends to approximately 538 sq ft (sq m) and provides an excellent opportunity for a range of retail and commercial occupiers.

The accommodation forms the ground floor of a recently converted building, with the upper floors having been converted to residential accommodation. The premises provide a flexible ground floor retail space, presented as a blank canvas ready for a tenant's fit out. The property has been recently renovated and offers excellent potential for a variety of retail uses, subject to the necessary consents.

KEY SPECIFICATION

- Prominent frontage onto Cross Street
- City centre location
- Suitable for a range of retail uses
- Under a 10 minute walk from Central Station
- Located a street off Westgate Road

USE

The properties current use class is E

EPC RATING

Awaiting assessment



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	50.00	538

LOCATION

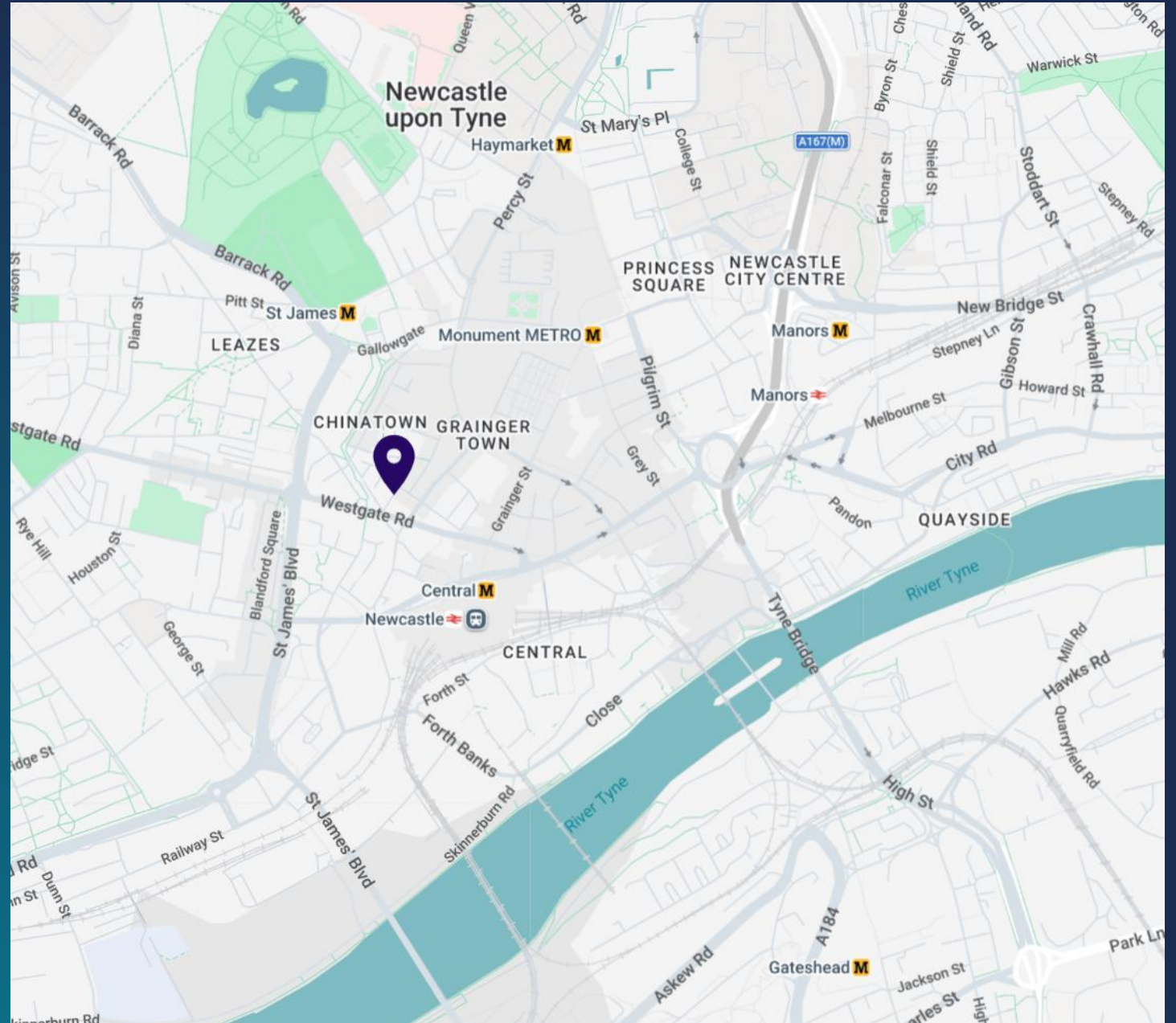
The property is situated on Cross Street in the heart of Newcastle upon Tyne city centre, within the established retail and commercial core. Cross Street is located just off Westgate Road, providing convenient access to the wider city centre and surrounding areas.

The property is less than a 10 minute walk from Newcastle Central Station, providing excellent rail connections to the wider region and beyond. Haymarket Interchange is also within walking distance, offering further public transport connections.

Cross Street is conveniently located close to the prime retailing areas of Northumberland Street and Eldon Square, with a wide range of national and independent retailers, leisure operators, cafés and restaurants nearby.

The surrounding area benefits from a strong mix of retail, leisure, hospitality, commercial and residential uses. The property therefore offers an excellent opportunity for occupiers seeking a well connected city centre location with good accessibility and proximity to established retail and commercial amenities.

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TERMS

This property is available by way of a new lease, with terms to be agreed at a rent of £

VAT

This property is elected for 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 property will be subject to assessment by the Valuation Office Agency (VOA) for rating purposes.

VIEWING

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

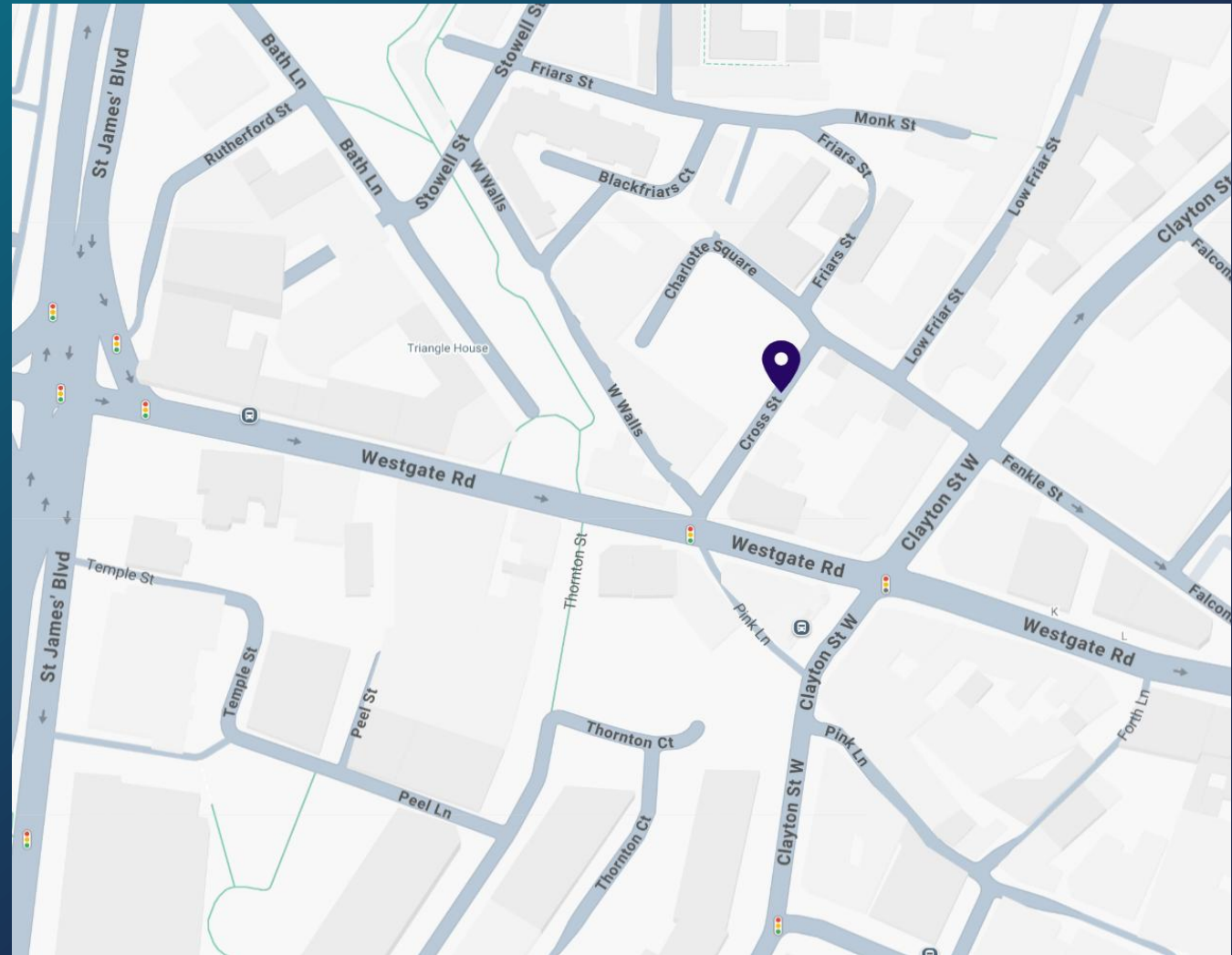
CONTACT

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