



**Lambert  
Smith  
Hampton**

**0191 232 6291**

# For Sale

Retail/Office/Development

## Newcastle City Centre

26 Ridley Place, Newcastle upon Tyne, NE1 8JW



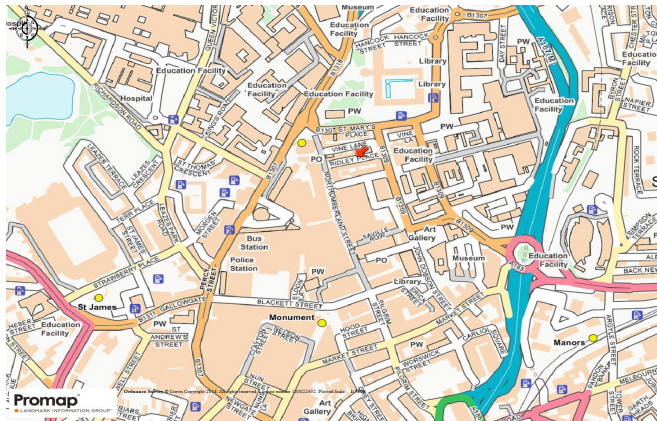
- 160.15 Sq M (1,724 Sq Ft)
- Prominent Multi Storey Property
- Close to Haymarket Metro and Northumberland Street
- Vacant Possession

**Lambert Smith Hampton**

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

# 26 Ridley Place, Newcastle upon Tyne, NE1 8JW

## Location



The property is located on Ridley Place linking with Northumberland Street and John Dobson Street close to the busiest part of Newcastle City Centre. The property is located in close proximity to the University of Northumbria, Newcastle University, Eldon Square and the Civic Centre.

Public transport links are desirable with the Haymarket Metro and Bus Stations being in extremely close proximity. Further local bus routes provide further links to the area.

Retailers in the immediate vicinity include Subway, Trailfinders, William Hill and Toni & Guy.

## Description

The property comprises a vacant three storey mid terrace building of brick construction with a pitched slate roof. The property comprises a basement, ground floor retail unit with glazed frontage and office layouts on the first and second floor.

Floor Area	Sq M	Sq Ft
Basement	29.45	317
Ground Floor	46.17	497
First Floor	43.84	472
Second Floor	40.69	438
Total	160.15	1,724

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

We recommend interested parties to make contact with the local council.

## Terms

The property is available with vacant possession.

## Price

Freehold: Offers in excess of £250,000

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**David Robinson**

Lambert Smith Hampton

**0191 338 8306**

[drobinson@lsh.co.uk](mailto:drobinson@lsh.co.uk)

29th January 2018

**Lambert  
Smith  
Hampton**

**0191 232 6291**

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