



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(43-54) D		
(31-42) E		
(21-30) F		
(12-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC		

Nestled in the heart of Newcastle, this expansive commercial unit on Main Street presents an exceptional opportunity for businesses seeking a prominent location.

- Spacious Commercial unit
- Open plan front office with reception area
- Separate office on the first floor
- Separate kitchen area
- WC on the ground floor

The unit would suit a variety of potential users (subject to any necessary statutory consents or approvals).

AVAILABLE FROM 1ST OCT 2025

£20,000 Per Annum