

TO LET 105-109 GRAINGER STREET, NEWCASTLE UPON



- City Centre Location
- Attractive and extensive listed frontage
- On route between Central Station and City Centre
- Nearby retailers include TJ Hughes, Bon Marche, McDonalds, Start Fitness, Cote Brasserie and End Clothing.

SITUATION

The premises comprise the ground floor and basement of an attractive Grade 2 Listed building and benefit from extensive frontage to Grainger St which connects the Central Station with the heart of the City Centre at Greys Monument. The popular Grainger Market is immediately to the rear and nearby operators include Cote Brasserie, End Clothing, Start Fitness, Bon Marche and TJ Hughes as shown on the attached goad extract.

ACCOMMODATION

Arranged over ground & basement floors:

Internal Width	62'8"	19 m
Ground Floor Sales	2020 sqft	187.7 sqm
Basement	1467 sqft	136.3 sqm

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£85,000 per annum** exclusive.

EPC

The premises have an EPC with an energy rating of B and which is valid to March 2033.

BUSINESS RATES

Rateable Value	£99,500
Rates Payable April 2023/24	£51,541

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

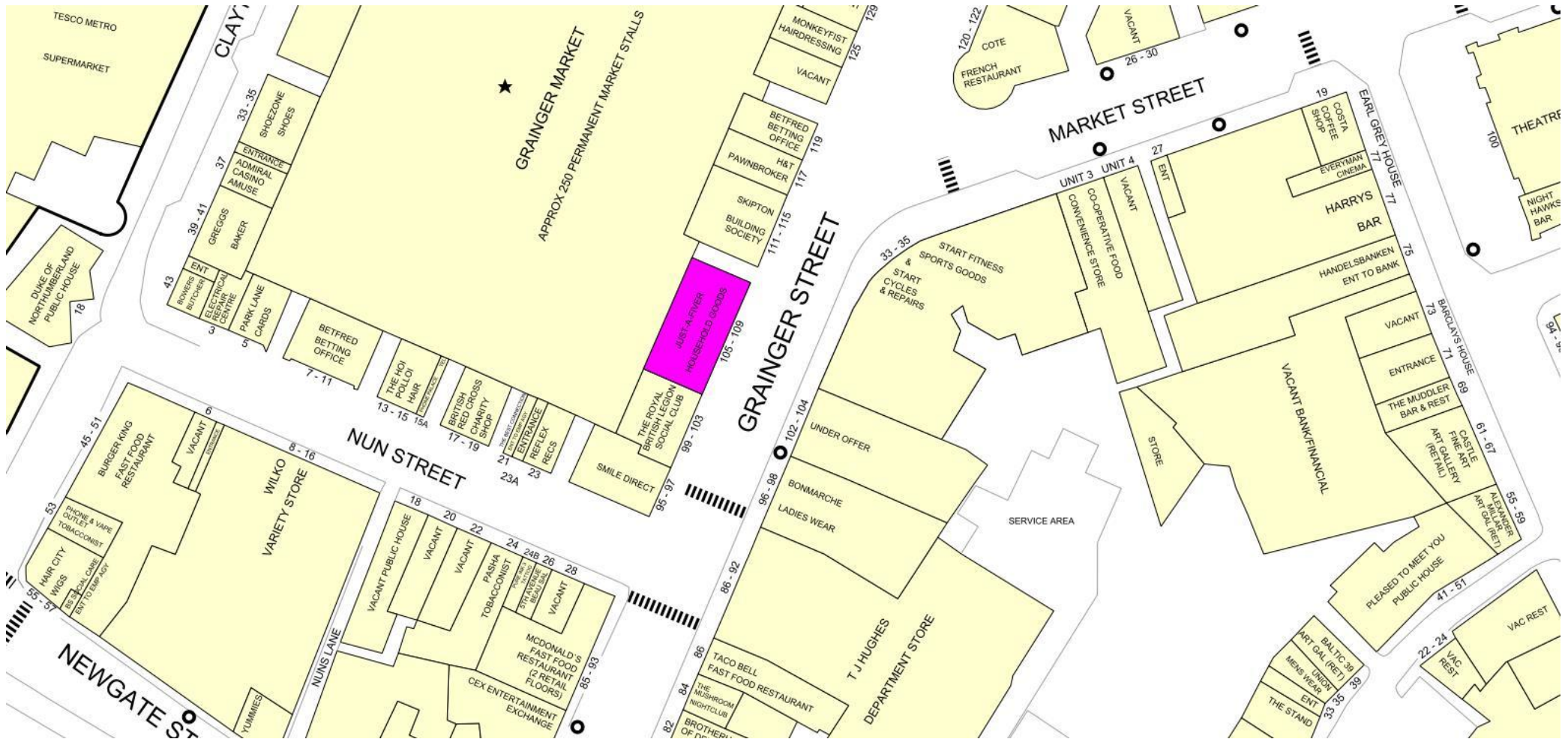
For enquiries, viewing, and general information please contact:

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