



Restaurant Space

*105 – 111 Percy Street,
Newcastle upon Tyne*





Haymarket, Percy Street

This unique leisure opportunity is situated prominently on Percy Street adjacent to the main Newcastle University Campus, directly opposite the Haymarket Metro Station and within close proximity to both Northumberland Street and Eldon Square, the prime retail areas within Newcastle city centre, RVI Hospital, the Civic Centre, the City Hall, the Northern Stage, St James' Park Football Stadium and the Great North Museum. This locality therefore benefits from substantial footfall throughout the day and evening.

The subject leisure opportunity is situated within the ground floor and basement of a three storey Victorian building which is partly Grade II listed. The Bruce Building was significantly refurbished in 2015 and comprises of several offices and fifty-seven residential apartments which are occupied by students, young professionals and a range of corporate and leisure visitors.

▶ [Download Front Elevation Illustration](#)

LICENSING

Supply of Alcohol

Every Day 10.00-00.00

Playing of Films, Live and Recorded Music

Every Day 10.00-00.00

Late Night Refreshment

Every Day 23.00-00.00

Opening Hours

Every Day 07.00-00.30

Full details of the licence and suppliers in place are available upon request.

Rent/Terms

The premises are available at an initial rent of £59,950 per annum. The unit is available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to an upwards only rent review in year 5.

Premium

Our client has fully fitted out the bar/ café (with the exemption of the bar top, furniture, signage and window display) and they are looking for the benefit of this fit out to be rentalised over the

duration of the lease, further details are available upon request. A full schedule of the fit out/equipment/specifications is available upon request.

Business Rates

The business rates will need to be reassessed upon occupation or practical completion of the proposed refurbishment works. We would therefore recommend that any interested party make their own investigations with regard to this matter and the likely estimated rates liability for the proposed use of the leisure unit by contacting the Local Rating Authority (Newcastle City Council).

Legal Costs

Each party is to be responsible for their own legal costs incurred throughout this transaction.

VAT

VAT is payable on all rents quoted.

EPC

The Energy Performance Certificate is available upon request.

▶ [Download Electrical Plan Key](#)

▶ [Download Electrical Plan for Restaurant Area](#)

▶ [Download Electrical Plan for Kitchen Area](#)

Viewing

Strictly by prior appointment through;



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Floorplans

We understand that the property comprises of the following approximate net internal floor areas:-

Bar/Café	1,157 sq ft
Stores/Disabled WCs	89 sq ft
Basement Kitchen	336 sq ft
Basement Prep Area	319 sq ft
Storage/Staff/WCs	352 sq ft
TOTAL	2,253 sq ft

- ▶ [Download Floorplans](#)
- ▶ [Download Restaurant Area Illustration](#)
- ▶ [Download Kitchen Area Illustration](#)



Ground Floor



Basement





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