

TO LET

25 GREY STREET, NEWCASTLE UPON TYNE, NE1 6EE



- Prominent pitch on the iconic Grey Street.
- “E Class” consent allowing for a wide range of uses.
- Unit refurbished to a clean shell specification.
- Occupiers in the vicinity include; **Royal Bank of Scotland, Barluga, All Bar One, Pizza Punks, Grey Street Hotel, and Dacantus** to name a few.

SITUATION

The unit occupies a prominent spot on the iconic business and leisure street of Grey Street in Newcastle city centre next door to the Royal Bank of Scotland and Living Spaces. The street is undergoing significant placemaking measures to pedestrianize and promote pavement trade from the leisure occupiers and benefits from multi storey car parking and metro stations nearby.

ACCOMMODATION

Arranged over ground & basement with loading provisions to the rear on Greys Court, the unit provides the following accommodation:

Net Frontage	4.9 M	16'
Ground Floor Sales	48 M ²	516 ft ²
Basement Staff/Store	13 M ²	139 ft ²

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£25,000 per annum** exclusive.

EPC

The property has a Energy Performance Certificate of **D78**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£21,000
2021/2022 UBR	£0.499
Estimated Rates Payable	£10,479

There is rates relief available at present. 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:

Pete Townsend

E: pete@atretail.co.uk

M: 07713 151 970

Ian Thurlbeck

E: iant@atretail.co.uk

M: 07515 831 417



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these p to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) o not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.