

TO LET 111-115 GRAINGER STREET, NEWCASTLE UPON TYNE, NE1 5AE

Suitable for Class E Restaurant Use



- City Centre location on busy Grainger Street
- Landlord will provide a route for suitable extraction ducting from basement kitchen facilities
- Close proximity to public transport facilities including Metro and Bus Routes
- Nearby occupiers include **Cote, TJ Hughes, Café Andaluz, Start Fitness and Black Sheep Coffee.**

LOCATION/SITUATION

The property is situated in a busy location on Grainger Street, one of the main City Centre throughfares between Newcastle Central Station and Grey's Monument with Northumberland Street and the Eldon Square Shopping Centre close by as shown on the attached Goad plan.

ACCOMMODATION

Arranged over ground floor and basement with the following approximate dimensions and floor areas (see indicative layout plan below):

Gross Frontage	11.6 m	38'00"
Internal Width	11.13 m	36'6"
Ground Floor Sales	99.1sqm	1,067sqft
Basement	55.2sqm	594sqft

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed and subject to 5 yearly rent reviews is available at a rent of **£60,000 per annum** exclusive.

EPC

An Energy Performance Certificate is available upon request.

BUSINESS RATES

The premises are undergoing reconfiguration and as such the Rateable Value will be re-assessed on completion of the building works.

SERVICE CHARGE

A Service Charge will be payable as a contribution towards the cost of repairs and maintenance of the building. An estimate of the cost can be provided upon request.

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 @retail

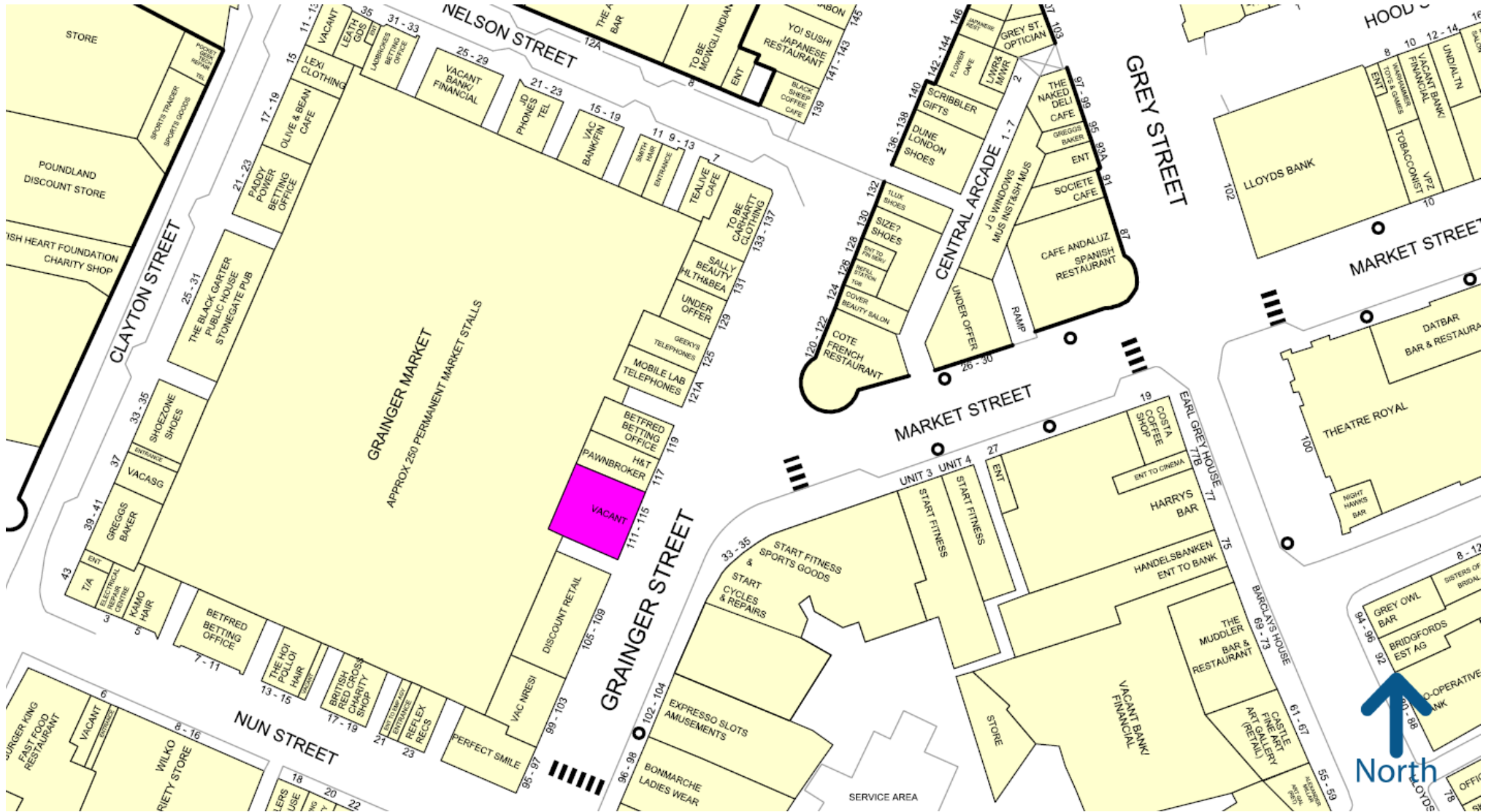
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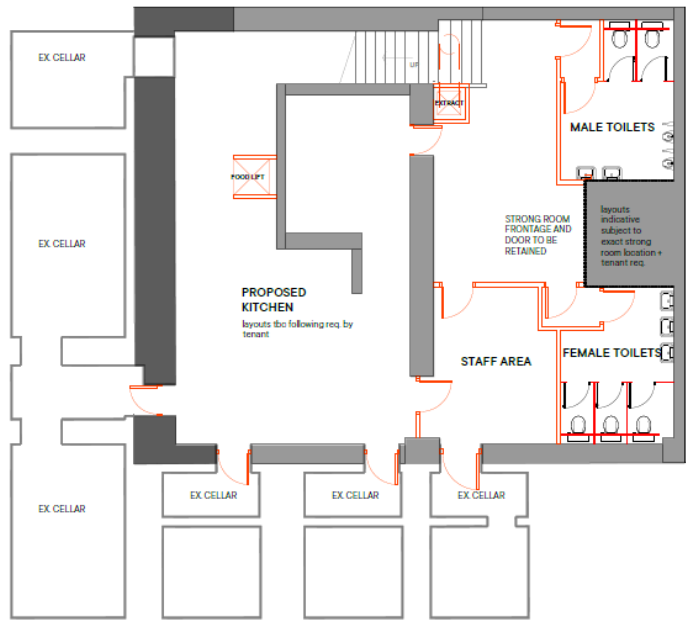
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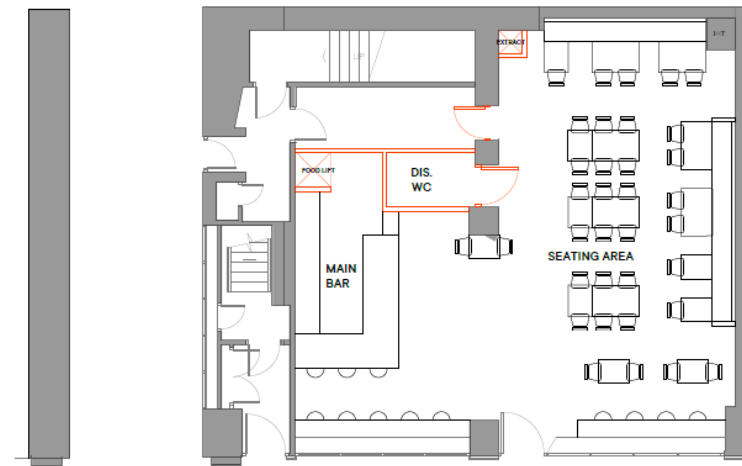
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Proposed Basement Plan

Please refer to MEP designer drawings for full details of extract systems



Proposed Ground Floor Plan



Project Name 18-118 Grange Street Drogheda, Co. Dub.		Project No. NS6-073	
Client Title Proposed Layout showing indicative fit out		Discipline Marketing	
Project Dates 18/01/2025 - 15/02/2025		Drawing No. 206	
Author LGH/2025	Checker JW	Designer JSP	Approved M1



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