

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



- City Centre location on busy Grainger Street
- Extensive Frontage within attractive listed building façade.
- Close proximity to public transport facilities including Metro and Bus Routes
- Nearby occupiers include **Cote**, **End Clothing**, **TJ Hughes**, **Café Flore** and **Café Andaluz**.

## 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.

## ACCOMMODATION

Arranged over ground floor, basement and first floor, with the following approximate dimensions and floor areas:

<b>Gross Frontage</b>	11.6 m	38'00"
<b>Internal Width</b>	11.13 m	36'6"
<b>Ground Floor Sales</b>	107.7sqm	1,159sqft
<b>Basement</b>	112.13sqm	1,207sqft
<b>First Floor</b>	34.56sqm	372sqft

## LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£75,000 per annum** exclusive.

## EPC

An Energy Performance Certificate is available upon request.

## BUSINESS RATES

<b>Rateable Value</b>	£91,500
<b>Rates Payable April 2022/23</b>	£46,848

*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

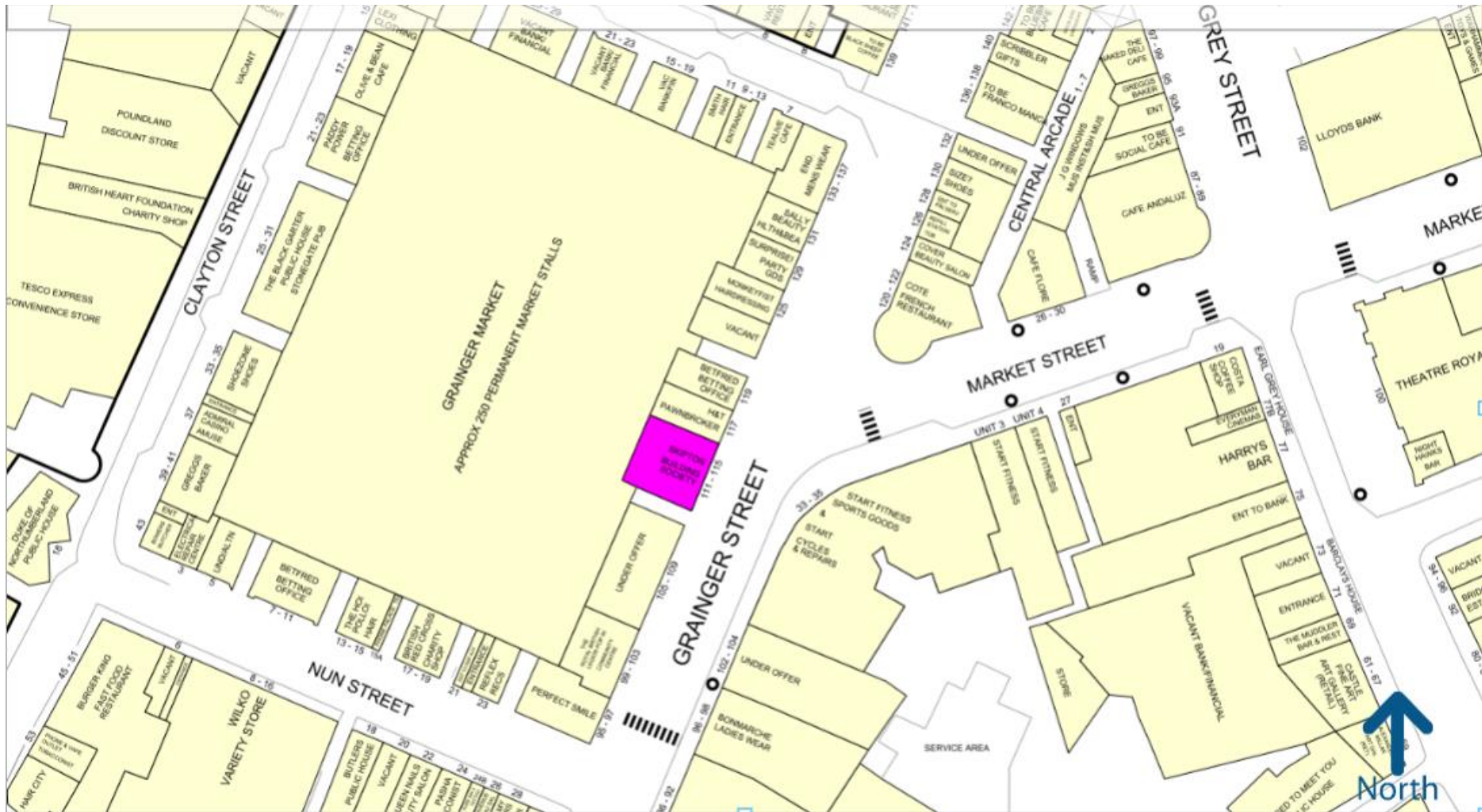
For enquiries, viewing, and general information, please contact @retail

### **Ian Angus**

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