

TO LET 26 - 28 GREY STREET, NEWCASTLE UPON TYNE, NE1 6AE



- Prominent pitch on the iconic Grey Street
- “E Class” consent allowing for a wide range of uses
- Potential to incorporate first floor accommodation for additional space
- Occupiers in the vicinity include; **Café Mercy, Barluga, Sushi me Rollin’, Pizza Punks, Leila Lily’s and Grey Street Hotel** to name a few.



SITUATION

The unit occupies a prominent spot on the historic and iconic business & leisure street of Grey Street in Newcastle, a prime city centre location that leads to both the Quayside to the south and Northumberland Street & Eldon Square Shopping Centre to the north.

The street is undergoing significant placemaking measures to pedestrianise and promote pavement trade from the leisure occupiers and benefits from multi storey car parking and metro stations nearby.

Adjacent to **Cafe Mercy**, other nearby occupiers include **Sushi Me Rollin'**, **Pizza Punks**, **Las Iguanas**, **Zizzi**, **Leila Lily's**, **Barluga** and **Grey Street Hotel**. The City's **Theatre Royal** is also in close proximity, together with a number of other established local leisure operators.

ACCOMMODATION

Arranged over ground & basement, the premises comprise a ground floor shop unit with an office facility to the rear, which could also be used for storage or extended sales:

Ground Floor NIA	97.7 M ²	1,051 ft ²
Basement Staff/Store	79.3 M ²	854 ft ²

* Additional space at first floor level may be available providing 116.1 M² (1,249 ft²), currently with separate access, further detail upon request.

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£45,000 per annum** exclusive for the ground and basement space. Details on application to include the first floor accommodation.

PLANNING USE

The premises currently trade under 'E class' consent and are suitable for a variety of uses, subject to appropriate planning.

EPC

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

BUSINESS RATES

Rateable Value	£28,000
2023/2024 UBR	£0.499
Estimated Rates Payable	£13,972

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. Service charge?

VAT

All figures quoted are exclusive of any VAT that may be payable.

VIEWING

For enquiries, viewing, and general information, please contact:

Sarah Hart

E: sarah@atretail.co.uk

M: 07985 768 514



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) or 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.