

TO LET 58 GRAINGER STREET, NEWCASTLE UPON TYNE, NE1 5JG



- Prominent City Centre Location with Strong Footfall.
- Close to Newcastle Central Station, core retail, & late-night leisure pitch.
- “E Class” consent allowing for a wide range of uses. Other uses subject to consents
- Prominent retailers and F&B operators in the vicinity include; **Slug & Lettuce, McDonalds, JD Wetherspoons, Greggs, Wendys, Creams Cafe and Dakwala Bombay Canteen** to name a few.

SITUATION

The unit is prominently situated on Grainger Street within Newcastle City Centre, one of the main thoroughfares connecting Newcastle Central Station and Grey's Monument. The location benefits from a mix of retail and leisure uses on the ground floor, with upper floors comprising of private accommodation, as well as being nearby unite students accommodation and Maldon 4-star Hotel.

Nearby occupiers include Slug & Lettuce, McDonalds, Greggs, JD Wetherspoons, Wendys, and Dakwala Bombay Canteen making it a vibrant area with high footfall.

ACCOMMODATION

Arranged over ground floor, basement & first floor with atrium and WC's.

Ground Floor GIA	81.6 M ²	878 ft ²
First Floor	42.6 M ²	459 ft ²
Basement	26.2 M ²	282 ft ²

LEASE TERMS

A new effectively Full Repairing & Insuring lease for a term to be agreed is available at **£25,000 per annum** exclusive. The property is not presently VAT registered.

EPC

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

BUSINESS RATES

Rateable Value	£15,750
2023/2024 UBR	£0.499
Estimated Rates Payable	£7,859.25

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 any VAT that may be payable.

VIEWING

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

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