

Artist impression of the
new pedestrianized Grey Street

Image courtesy of Newcastle City Council

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GREY STREET

NEWCASTLE UPON TYNE NE1 6AF

TO LET

Prominent Retail Unit
on the iconic Grey Street
with rear access.

110 sq m (1,184 sq ft)

E Class consent allowing
for a wide range of uses

The Unit



Image courtesy of Newcastle City Council

Grey Street

Grey 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.

To the rear includes flagship redevelopment of the street to house HMRC's head office, a new 5-star hotel, as well as further office and leisure developments.

Monument Metro Station



New HMRC Offices, Pilgrim's Quarter



New 5* Boutique Hotel by Bespoke

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Situation

The unit occupies a prominent spot towards the top of the iconic business and leisure street of Grey Street in Newcastle city centre.



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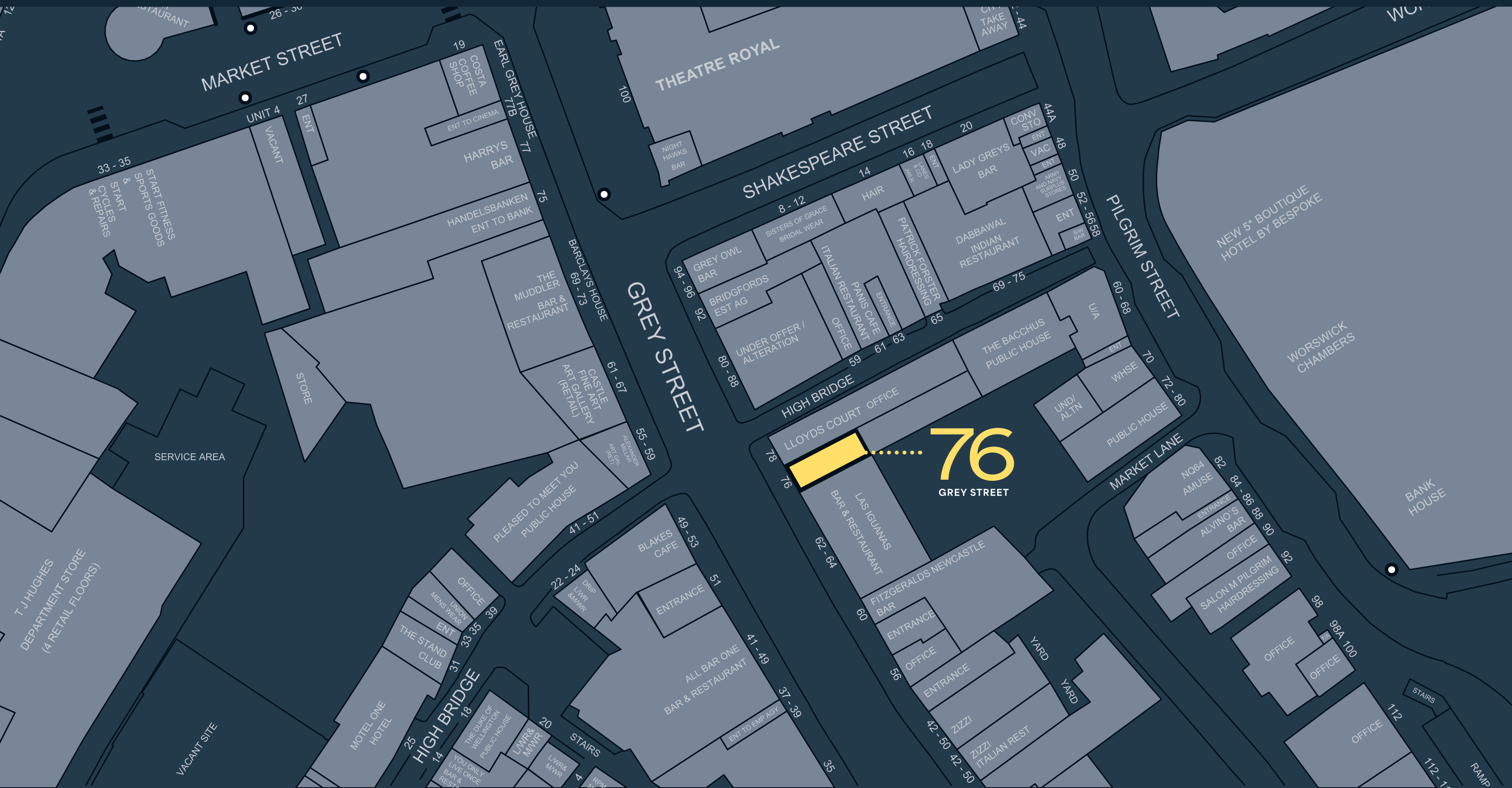
EAT LATIN / DRINK LATIN

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GREY STREET

Occupiers in the vicinity include:

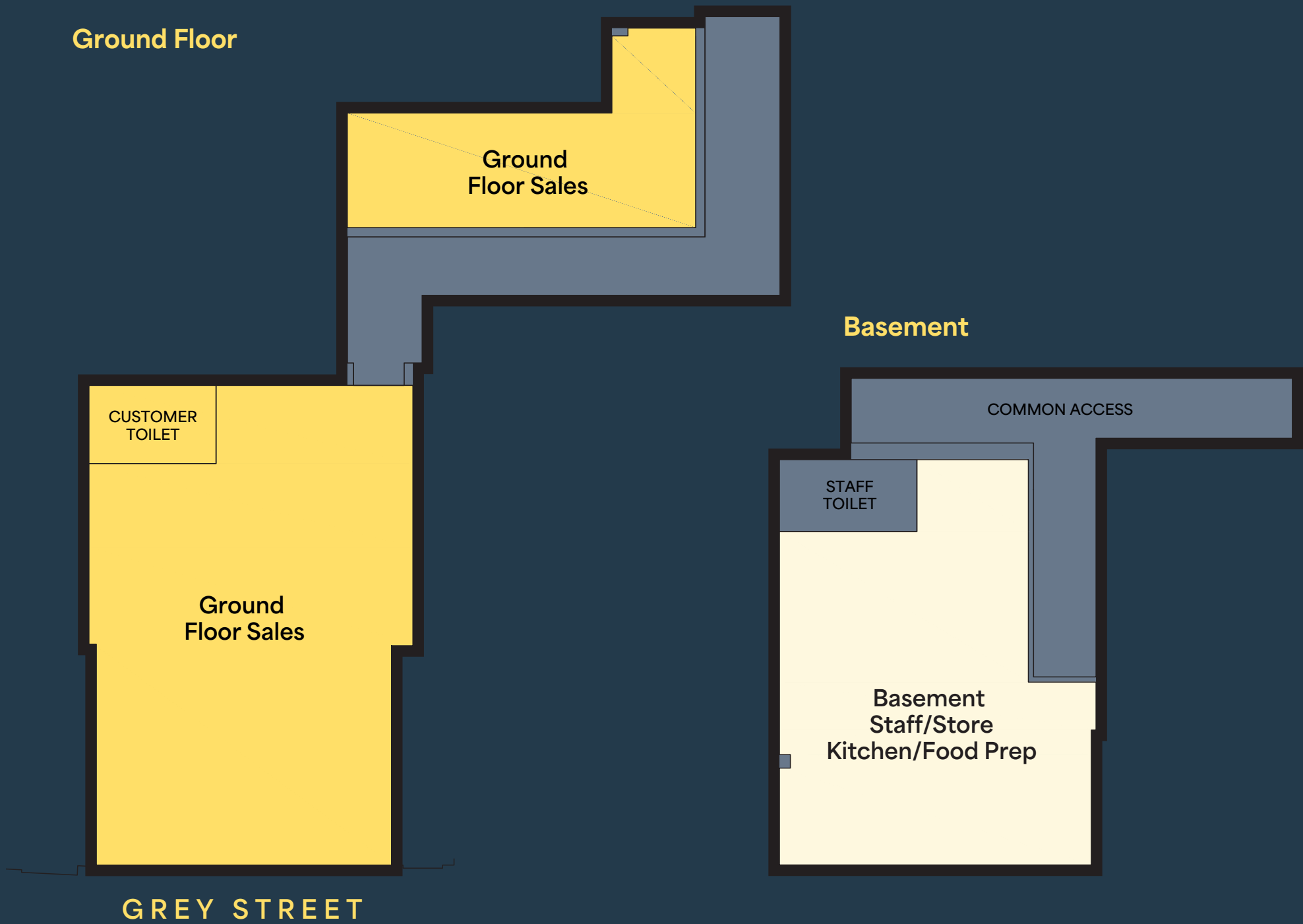
Theatre Royal, Everyman Cinema, Las Iguanas, Barluga, All Bar One, Pizza Punks, Grey Street Hotel and Blakes.



Accommodation

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

	SQ M	SQ FT
Ground Floor Sales	72.18	777
Basement Staff/Store Kitchen/Food Prep	38	407



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Lease terms

A new Full Repairing & Insuring lease on a new 10 year term to be agreed is available.
Rent on Application.

EPC

The property has a Energy Performance Certificate of **B46**. A copy of the EPC is available upon request.

Business rates

Rateable Value	£34,000
2024/2025 UBR	£0.499
Estimated Rates Payable*	£16,966

**There is potentially an additional 2/3rds 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.

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



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