

TO LET: Licenced Basement Premises 11-21 Nelson Street, Newcastle NE1 5AN



- Quirky Basement with dual access off alleyways to Grainger market
- Premises Licence to trade from 10.00 to 02.30 daily.
- Established leisure location
- Nearby complimentary Operators include Mowgli, Flight Club, Friki Tiki Bar, The Alchemist and Pho

SITUATION

The basement premises have dual access with window frontage from alleyways linking Nelson St with the Grainger Market. The Alleyways can remain open to allow access after the normal Grainger Market closing hours of 6pm.

ACCOMODATION

Indicated on the attached Street Traders plan but note the accommodation is situated beneath this area at Basement level with the following approximate areas:

Ground Floor Lobby	130 sqft	12 sqm
Basement	3175 sqft	295 sqm

LEASE TERMS

The premises which benefit from a Premises Licence to trade from 10.00 – 02.30 daily are available on the basis of a new effective Full Repairing & Insuring lease for a term to be agreed is available. **Rent on application**

SERVICE CHARGE

A Service Charge will apply in relation to repairs and maintenance. Further details upon request.

EPC

A copy of the EPC is available upon request.

BUSINESS RATES

The premises will be re-assessed for rating purposes following occupation by the tenant. Interested Parties should make their own enquiries of the Local Rating 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:

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