

NEWCASTLE UPON TYNE, BIGG MARKET

7-9 Bigg Market, Newcastle upon Tyne, NE1 1UG

MODERN

428.28 SQ M (4,610 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

The premises is arranged over ground floor and basement. The well-appointed entrance faces on to the Bigg Market square, providing high visibility frontage with strong branding potential.

Internally, the property offers an open-plan trading space which has been stripped back to a neutral shell, offering a blank canvas for a new occupier to implement their own fit-out and design scheme. Imagery provided in this brochure is for illustration purposes only.

KEY SPECIFICATION

- Located at The Bigg Market in Newcastle City Centre
- High footfall location
- Neighbouring restaurants, bar operators, hotels, offices
- 0.4 mile from St. James Park football stadium

USE

- Use Class E(b) Restaurant / Café / Bar
- Operating Hours from 12:00pm - 2:30am
- Premises Licence (sale of alcohol, late night refreshments, playing of recorded music)
- Licence Number (30824)

EPC RATING

D(80)



Concept CGI

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor	119.74	2,150
Basement	228.54	2,460
TOTAL	428.28	4,610

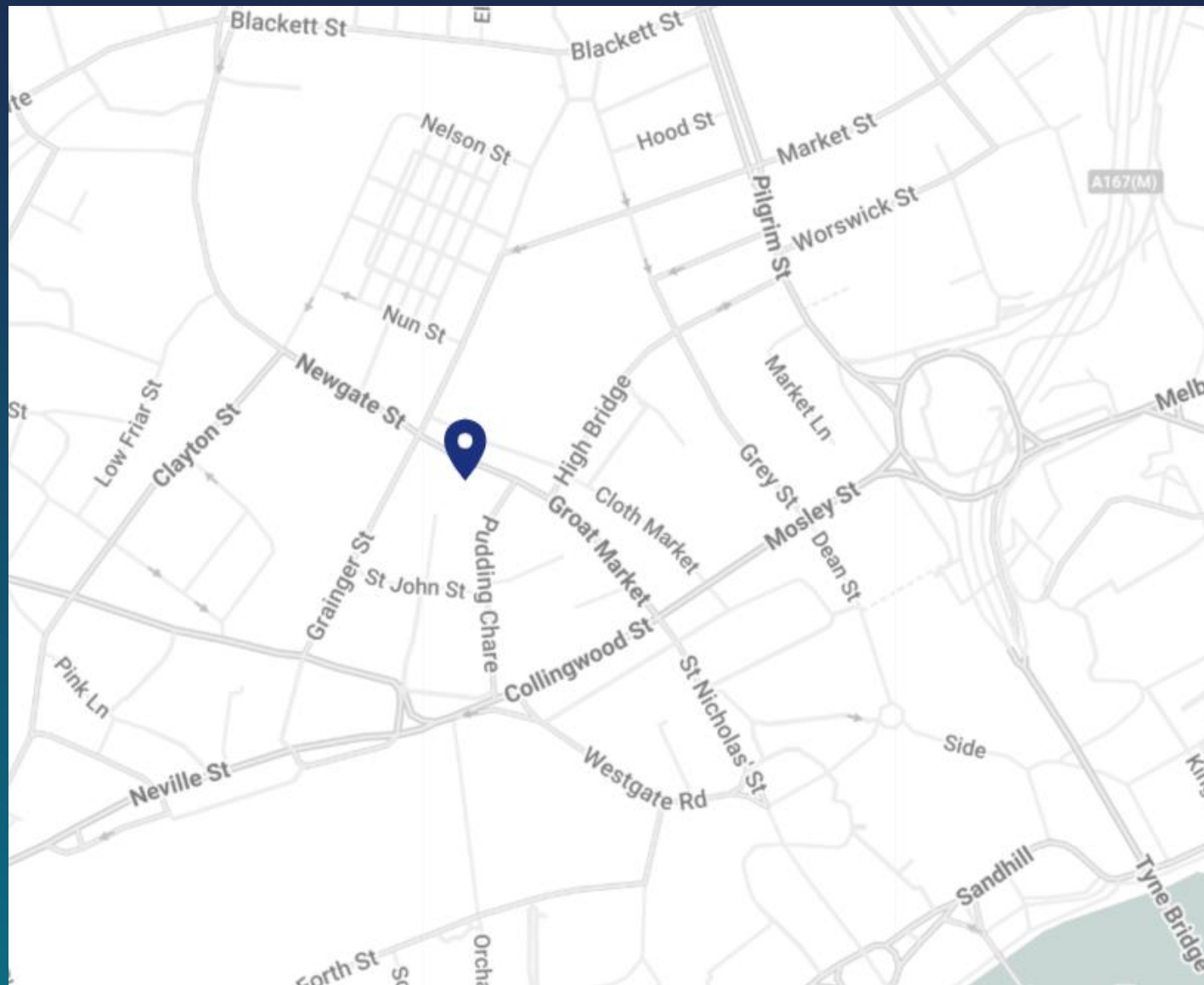
LOCATION

An exceptional opportunity to acquire a fully licensed city centre leisure premises in the vibrant Bigg Market. This historic part of Newcastle is one of the city's most lively and characterful destinations. The property sits in a high profile position with strong visibility and dependable footfall throughout the day and evening. Its central setting places it close to major offices, independent retailers, national brands, boutique hotels and several key tourist landmarks.

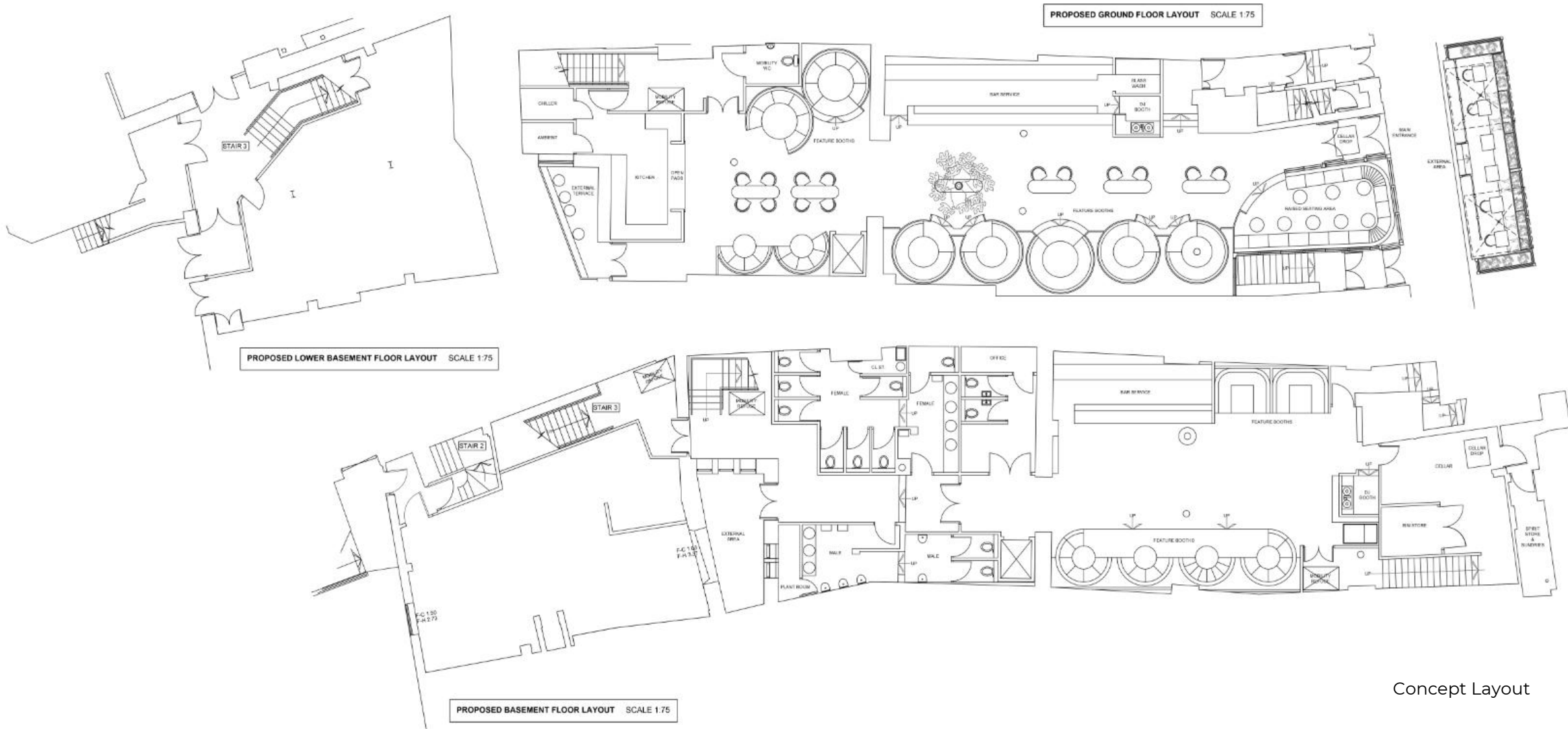
The premises are also under a 5 minute walk from The Gate and Eldon Square. Both destinations attract strong daily visitor numbers for shopping, entertainment and dining. This proximity enhances the catchment and strengthens the location for operators looking to appeal to workers, tourists, students and evening visitors.

Bigg Market continues to grow as a thriving leisure hub. Surrounding operators include Twenty Twenty, Wendy's, Revolución de Cuba, Hooters, WC Gin Closet, Hibou Blanc and Market Shaker. This diverse mix demonstrates consistent demand for food, drink and late night venues. It also supports a lively atmosphere that attracts a wide range of customers across the week.

The area is well connected with excellent transport options. Monument Metro Station is within easy reach, along with several major bus routes. Newcastle Central Station is a short walk away, providing regional and national rail links. These strong connections make the location convenient for visitors travelling from across the city and beyond.







Concept Layout

TERMS

The property is available to let by way of a new lease for a term of years to be agreed at £70,000 per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

We are advised that the rateable value of the premises is £20,500. The estimates Business Rates are £7,831. per annum. However, interested parties should confirm the current position with the Local Authority.

VIEWING

To arrange a viewing, please contact Bradley Hall on the contact details below.

CONTACT

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Bradley Hall



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