

99-103 GRAINGER STREET

NEWCASTLE UPON TYNE, NE1 5AE

CITY CENTRE RETAIL UNIT

289.8 SQ M (3,120 SQ FT)



LEASE ASSIGNMENT

Bradley Hall

DESCRIPTION

The property comprises a retail unit arranged over a ground floor and basement. The property benefits from a prominent wide glass frontage facing onto Grainger Street.

The unit has a modern fit out and is currently utilised as a café but the property is suitable for a range of uses under use class E

KEY SPECIFICATION

- Prime city centre retail unit
- Lease Assignment
- Premium sought for the fixtures & fittings
- Prominent glass frontage
- Grade I Listed



99-103 Grainger Street	SIZE (SQ M)	SIZE (SQ FT)
Basement	160.4	1,727
Ground floor	129.4	1,393
TOTAL	289.8	3,120

LOCATION

Prominently situated on Grainger Street, the subject property enjoys a prime pitch in the city centre. The property is situated on the northern side of Grainger Street which is near to Grey's Monument and the Grainger Market. Notable occupiers in the area include McDonalds, Taco Bell and Start Fitness

The property is situated approximately 0.1 miles from Monument Metro Station, and Greys Street. Grainger Street is a highly sought after retail destination in the city centre.



TENURE

The premises are available by way of an assignment of the existing lease dated 29 October 2024 for a term of 10 years, expiring 28 October 2034.

The current passing rent is £45,000+VAT per annum. The lease incorporates a tenant-only break option on 28 October 2029, subject to a minimum of six months' prior written notice and compliance with the conditions of the lease. An upward-only open market rent review is provided for on 29 October 2029.

The lease permits use of the premises as a dessert café within Use Class E(b). Alternative uses may be considered subject to landlord and statutory consents.

Assignment of the whole is permitted subject to the landlord's consent and satisfactory covenant status. An AGA and/or guarantor may be required.

A service charge and insurance rent are payable. Further details are available upon request.

PREMIUM

A premium of £20,000+VAT is sought for the fixtures and fittings of the business



TERMS

The current lease is available to assign with an annual rent of £45,000+VAT.

PREMIUM

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VAT

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

EPC

B (45)

RATING

The rateable value of the premises as of 1st April 2026 is £74,000 meaning the estimated rates payable are £36,926

VIEWING

For all viewings and general enquiries please contact Bradley Hall.

CONTACT

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Bradley Hall



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