

# EXCITING CAFÉ/RESTAURANT OPPORTUNITIES

# TO LET

The Lumen, St. James Boulevard, Newcastle Helix,  
Newcastle upon Tyne NE4 5BZ

## Two Commercial Units

with an opportunity for additional  
external seating



IDEAL OPPORTUNITY  
FOR DYNAMIC CAFÉ  
AND RESTAURANT  
OPERATORS

THE  
**LUMEN**  
In the heart of Newcastle Helix

# Newcastle helix



A landmark 24-acre development transforming the Newcastle City Centre landscape and the **Number 1 fastest-growing tech region in the UK** (excluding London).

- Providing world class research, buzzing start-ups, international brands and progressive homeowners
- 10 world class buildings providing over 500,000 sq ft and set to rise
- Home to circa 50,000 students
- Home for 450 (+PRS) inspirational homes for professional families and the private rented sector
- Situated in a thriving and fast-moving part of Newcastle City Centre
- Opportunity for high quality café and restaurant operator to gain early representation within The Lumen Grade A office scheme



# THE LUMEN

Situated in the western elevation of The Lumen, the accommodation offers two commercial units comprising a total of 260.96 sq m (2,809 sq ft) with an opportunity for external seating subject to obtaining the necessary licences via the Local Authority, Newcastle City Council.

## Accommodation

We understand that the units comprise the following approximate Gross Internal Area (GIA):

**UNIT 1 118 sq m (1,270 sq ft)**  
**UNIT 2 143 sq m (1,539 sq ft)**

## Planning / Use

Consent for restaurant & café use (E Use Class) under the Town & Country Planning Use Classes Order as amended 1 September 2020. Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

## Asking Rent

**UNIT 1 - £20,000 pax**  
**UNIT 2 - £25,000 pax**

Terms are to be agreed via an effective full repairing and insuring lease, subject to contract

## Service Charge

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further information available upon request.

## Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand for their apportionment. The tenant will be responsible for obtaining their own contents insurance.

## Services

We understand that the property benefits from water and electrical service connections, however any interested party is advised to make their own investigations with regard to this matter.

## Business Rates

According to our searches the units have not yet been assessed for rating purposes. It is therefore likely that the Valuation Office Agency (VOA) will assess both commercial units upon occupation. We would recommend that any interested party make their own investigations regarding business rates and rates payable by contacting the Local Rating Authority (Newcastle City Council).

## Energy Performance Certificate (EPC)

The units have an energy asset rating of Band A (25) with the EPC valid until 28 October 2031. A full copy of the EPC can be obtained via the following link: [Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK](#)

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.



Floorplans not to scale, for indicative purposes only.

# CONTACT US



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## OFFICES & RESIDENTIAL

- 1 City Gate
- 2 Wellbar Central
- 3 Time Central
- 4 Strawberry Place
- 5 Hadrian's Tower

## EDUCATION

- 6 International Centre for Life
- 7 Northumbria University
- 8 North East Futures UTC
- 9 Newcastle College
- 10 Discovery Museum
- 11 City Library
- 12 Dance City
- 13 Newcastle University Business School
- 14 Urban Sciences Building

## LEISURE & RETAIL

- 15 Theatre Royal
- 16 Sandman Signature
- 17 Lane 7
- 18 Metro Radio Arena
- 19 Crowne Plaza
- 20 Northern Stage
- 21 Leazes Park
- 22 Exhibition Park
- 23 The Sage Gateshead
- 24 Baltic Centre for Contemporary Art
- 25 Laing Art Gallery
- 26 Grey Street
- 27 Eldon Square
- 28 Grosvenor Casino
- 29 The Botanist
- 30 All Bar One
- 31 Decantus
- 32 Pink Lane Coffee
- 33 Blake's
- 34 China Town
- 35 Miller & Carter
- 36 Café 21
- 37 House of Tides
- 38 Gaucho
- 39 Blackfriars
- 40 Fujiyama Teppanyaki

## RESTAURANTS