



TO LET

CITY CENTRE LEISURE PREMISES

1-3 MARKET LANE, NEWCASTLE UPON TYNE NE1 6QQ

SW

Sanderson
Weatherall



Description

The subject property comprises a three storey leisure unit of traditional brick construction which most recently traded as Horticulture and El Guapo. The building benefits from having two access points one of which faces directly onto Pilgrim Street and the other on Market Lane. The property is within the city’s established hospitality zone sitting opposite the upcoming leisure destination STACK Newcastle. As the accommodation is arranged over three floors, this offers flexibility for multiple uses or levels of operation. The opportunity is available ideally as a whole unit giving a single operator full control over the property or alternatively it can be let to two separate leisure operators, subject to covenant strength and operational fit out requirements.

The property benefits from a late licence until 2am unlocking strong evening and night time value aligning with the city centre’s night time economy dynamics. The property also benefits from an external terrace area at first floor level and fitted kitchen ready for immediate use.

Accommodation

We understand the accommodation comprises the following approximate Net Internal Areas (NIA):

Description	sq m	sq ft
Ground Floor	3.61	39
First Floor	201.26	2,166
Second Floor	100.72	1,084
Third Floor	74.56	803
Total	380.15	4,092

Location

The property is prominently positioned at 1-3 Market Lane in a prime city centre leisure location. Situated just off Pilgrim Street, the property sits directly opposite the landmark Bank House development and The STACK Newcastle, one of the city's most popular food, drink and entertainment destinations. This vibrant area has become a key part of Newcastle's leisure and hospitality circuit, surrounded by a mix of bars, restaurants, cafes and cultural venues. The property benefits from strong pedestrian footfall throughout the day and evening, supported by nearby offices, residential developments and visitor attractions.

The location offers excellent connectivity with Grey Street, Dean Street and the Quayside all within a short walking distance, while Monument Metro Station and major bus routes provide easy access across the city and wider region. The Tyne Bridge and Central Motorway (A167M) are also close by.

Asking Rent / Lease Terms

The property is available by way of an Effective Full Repairing & Insuring lease for a term of years to be agreed at an asking rent of £75,000 per annum exclusive of VAT, subject to contract.

Use / Planning

We understand that the property has consent for Sui Generis 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 from the Local Planning Authority, Newcastle City Council.



Premises Licence

Premises Licence Number: PREMOOCJ1972

Sale of Alcohol by Retail:	Monday to Sunday	10:00 – 02:00
Late Night Refreshment:	Monday to Sunday	23:00 – 02:30
Opening Hours:	Monday to Sunday	08:00 – 02:30

A full copy of the premises licence is available upon request.

Service Charge & Insurance

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

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

Business Rates

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Horticulture:	RV £30,250
El Guapo:	RV £19,250

Interested parties are recommended to make contact with the Local Rating Authority (Newcastle City Council) in order to verify the accuracy of this information and rates payable.



Energy Performance Certificate

The property currently has an Energy Asset Rating of Band B (45) and the EPC is valid until 22 February 2032. A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Services

We understand that the property benefits from all mains service connections, however, any interested parties are advised to make their own investigations with regard to this matter.

Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful operator.

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.





Contact

For further information or to arrange a viewing please contact the sole agents:

Mark Convery



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Or via our Joint Agents McGillivrays

Magnus McGillivray



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