



To Let

Prominent City Centre
Leisure Opportunity

► **Former Leila Lily's
2-12 Grey Street
Newcastle upon Tyne
NE1 6AE**

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Key points

- ▶ City Centre Leisure Opportunity
- ▶ Size: 549.00 sq m (5,909 sq ft)
- ▶ Rent: On Application
- ▶ EPC Rating C
- ▶ Subject to Contract

Description

The property comprises a substantial former bar and restaurant premises occupying part of a prominent period building within Newcastle city centre's historic core. Extending to approximately 5,909 sq ft over ground floor and basement levels, the accommodation forms part of the renowned Grey Street streetscape and benefits from Grade II listed status, offering an attractive blend of historic character and operational functionality. The building incorporates a variety of interconnected trading areas, creating a distinctive and flexible configuration capable of supporting a broad range of hospitality, leisure and entertainment concepts.

A key attribute of the property is its dual access arrangements from both Grey Street and Mosley Street, providing excellent customer accessibility, servicing opportunities and flexibility of occupation. The varied layout offers scope for operators to create multiple customer environments within a single venue, making the premises particularly well suited to food and beverage, experiential leisure, late-night entertainment or destination hospitality uses.

The property further benefits from an established premises licence permitting trading until 2:00am, representing a significant advantage within Newcastle city centre's highly regarded leisure and hospitality market. The combination of its prominent location, substantial floor area, character features, flexible accommodation and late-night consent presents a rare opportunity to secure a landmark venue in one of the city's most sought-after commercial destinations.

Location



The property occupies a highly prominent and prestigious position on Grey Street, widely regarded as one of Newcastle upon Tyne's premier city centre destinations and renowned for its exceptional Georgian architecture and vibrant leisure, retail and hospitality offer.

Situated in the heart of the city's prime commercial core, the premises benefit from substantial levels of pedestrian footfall throughout the day and evening, generated by a diverse mix of office workers, residents, students, tourists and visitors to the city's thriving night time economy.

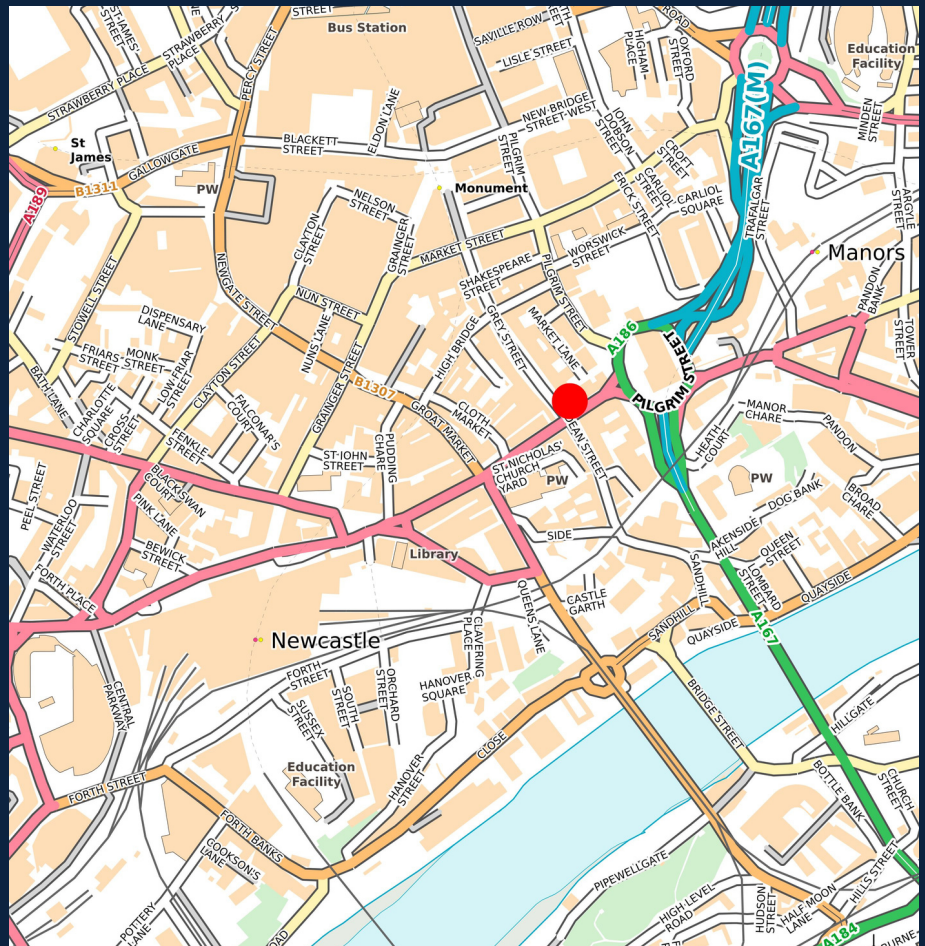
Grey Street forms one of Newcastle's principal thoroughfares, linking the retail and leisure amenities of the city centre with the wider business district and cultural quarter. The property enjoys excellent connectivity, being within easy walking distance of Newcastle Central Station, which provides regular rail services throughout the North East and national connections to major UK cities.

In addition, the city's comprehensive Metro network is readily accessible via nearby Monument and Central Station interchanges, providing convenient access across Tyne and Wear and Newcastle International Airport.

The surrounding area is established as one of Newcastle's most sought-after leisure and hospitality locations, with a strong concentration of bars, restaurants, hotels and cultural attractions. Nearby occupiers include The Botanist, Miller & Carter, Zizzi, Banyan, The Alchemist, Pitcher & Piano, Dog & Parrot and Flat Iron Steak House, together with a range of independent operators that contribute to the area's vibrant character.

The property is also situated close to Newcastle Theatre Royal, Grainger Market, Monument and the city's principal retail pitches, further enhancing its appeal as a venue capable of attracting customers from across the region.

Overall, the property offers a rare opportunity to secure a landmark leisure venue in one of Newcastle City Centre's most recognised and well connected destinations.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Total Area: 549.00 Sq M (5,909 Sq Ft)

Asking Rent & Terms

New lease is available on an Effective Full Repairing and Insuring basis with terms to be agreed subject to contract.

Rent available upon application.

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £30,250

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Newcastle City Council).

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.

Services

We understand that the property benefits from all main service connections, however any interested party is advised to make their own investigations regarding this matter.

Premium

Premium offers are invited for the benefit of the existing fixtures and fittings.



Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E of 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.

Insurance

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.

Energy Performance Certificate (EPC)

The property currently has an Energy Asset Rating of Band C (72) and is valid until 23 May 2028. A full copy of the EPC can be obtained via the following link:

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

Anti Money Laundering

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

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.



Viewings

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

► **Mark Convery**

07525 872 141

mark.convery@sw.co.uk

► **Amy Lamming**

07561 710 960

amy.lamming@sw.co.uk



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