



For Sale

Development Opportunity

27,039.66 sq ft (2,512.10 sq m)



**158-170 New Bridge Street
Newcastle upon Tyne
NE1 2TE**



SW
Sanderson
Weatherall

Key points

- ▶ Development Opportunity
- ▶ Size: 27,039.66 sq ft (2,512.66 sq m)
- ▶ Asking Price: Offers in Excess of £1M
- ▶ Subject to Contract



Description

The properties comprise a substantial former retail showroom known as the New Bridge Street Bedding Centre and a former restaurant, prominently positioned on New Bridge Street, Newcastle upon Tyne. The premises has historically traded as a well-established bed and furniture retailer, providing extensive open-plan showroom accommodation with ancillary storage and servicing areas.

The buildings are understood to be of traditional construction, typical of mid-to-late 20th century city centre commercial stock, arranged over ground, basement and first floors, offering a substantial footprint suitable for a variety of alternative uses, subject to the necessary planning consents being obtained. The scale and configuration of the accommodation lend themselves to continued retail use, leisure, trade counter, showroom or potential redevelopment opportunities. Externally, the property benefits from rear servicing access together with pay-and-display car parking provision, enhancing accessibility for both customers and staff.

Overall, the properties represent a rare opportunity to lease a large, adaptable commercial unit in a highly accessible city centre fringe location, with significant potential for a range of occupiers or redevelopment, subject to planning.

Location

New Bridge Street occupies a highly prominent and accessible position on the edge of Newcastle City Centre, within the vibrant professional and academic core of the city. The property is situated just a short walk from Newcastle's prime retail and leisure pitch, centred around Northumberland Street and Eldon Square, offering a wide range of amenities. The location benefits from immediate proximity to both Newcastle University and Northumbria University, making it particularly attractive for occupiers seeking access to a large and skilled graduate talent pool. Excellent transport connectivity is provided via nearby Manors and Monument Metro stations, as well as Newcastle Central Station, ensuring strong regional and national links. The surrounding area is characterised by a mix of office, educational and leisure uses, reinforcing its appeal as a well-connected and dynamic business location.



Accommodation & EPC

We understand that the accommodation provides the following approximate Gross Internal Areas (GIA):

Unit	sq m	sq ft	EPC
158	595.10	6,405.66	GF – Band B F&SF – Band C
160-170	1,917.00	20,634.00	Band B
Total	2,512.10	27,039.66	

A full copy of the EPC's can be obtained via the following link:s

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

158 (F&SF):
[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

160-170: [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Asking Price

Offers in excess of £1M are invited for the benefit of our clients Freehold interest.

Use / Planning

We understand that the properties benefit 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.

Business Rates

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

158 (GF&BST) RV: £15,500

158 (FF&SF) RV: £19,000

160-170 RV: £55,500

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

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.

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 purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal costs

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





Sanderson
Weatherall

Viewings

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

► **Kevin McGorie**
07901 710 671
kevin.mcgorie@sw.co.uk

► **Amy Lamming**
07561 710 960
amy.lamming@sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

sw.co.uk

August 2026