



To Let

Fully Fitted Restaurant

1,248 sq ft (115.95 sq m)



**15-17 Grey Street
Newcastle upon Tyne
NE1 6EE**



SW
Sanderson
Weatherall

Key points

- ▶ City Centre Fully Fitted Restaurant
- ▶ Size: 1,248 sq ft (115.95 sq m)
- ▶ Asking Rent: Available on Application
- ▶ Subject to Contract

Description

The subject property comprises a basements and ground floor restaurant premises situated within a Grade II Listed building and understood to date back to the mid-18th century, constructed in traditional stone under a pitched roof, consistent with the character of the surrounding conservation area. The property benefits with a prominent frontage onto Grey Street, providing good visibility within one of Newcastle City centre's most prestigious thoroughfares.



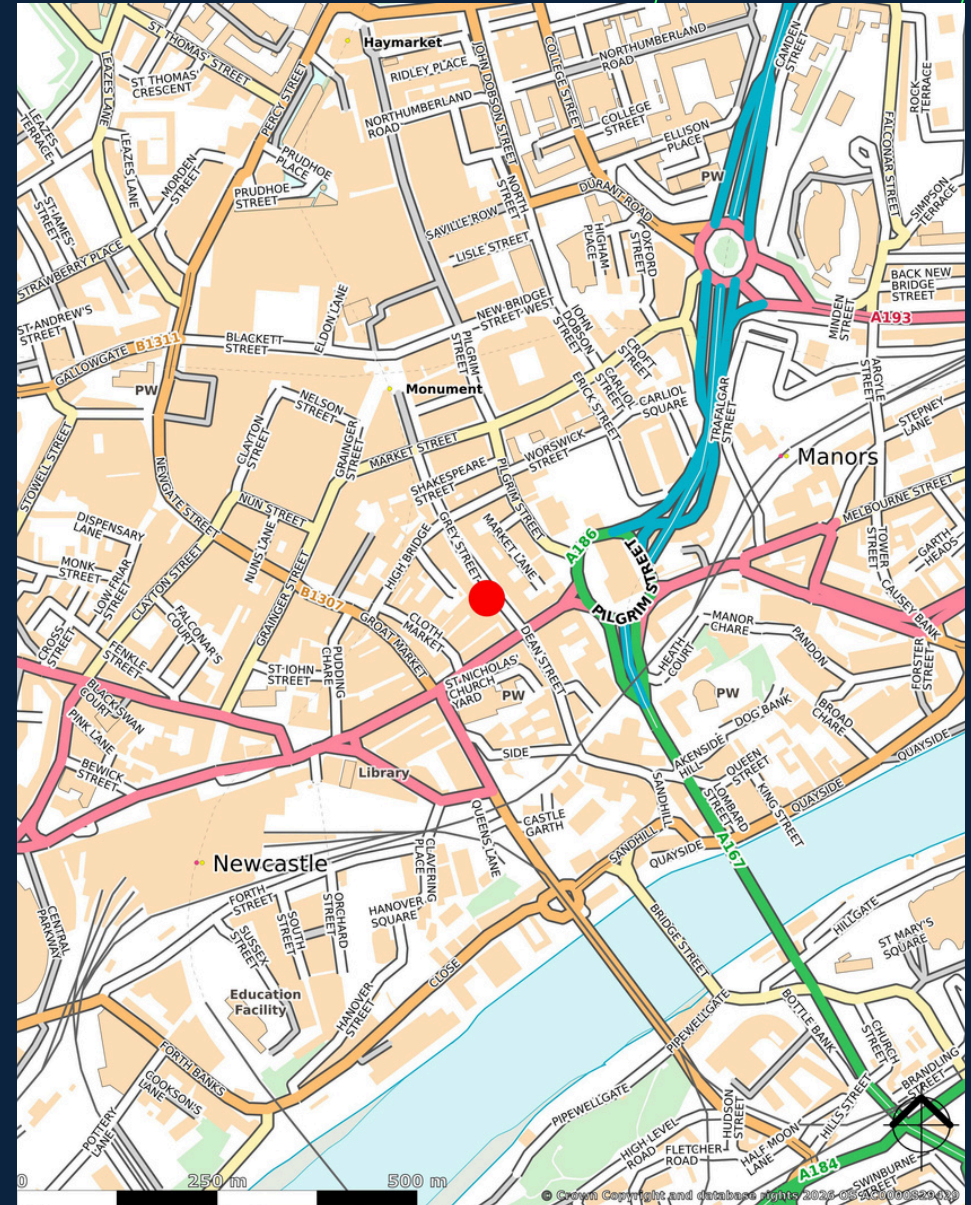
Internally, the accommodation is configured to provide a well-established restaurant trading environment, with a main dining area to the front offering approximately 50 covers, complemented by a bar to the rear. Ancillary accommodation includes a fully fitted commercial kitchen, storage and customer WC's positioned to the basement, together with staff facilities to the ground floor.

Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle airport, 7 miles North West of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the South East, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The property is situated on Grey Street, occupying a prominent position within Newcastle city centre. Grey Street is widely regarded as one of the city's premier business and leisure destinations, linking Grey's Monument with the Quayside and benefitting from a mix of office, retail, and leisure occupiers. The property is located with close proximity to both Newcastle Central Station and Monument Metro Station, providing excellent public transport connectivity across the city and wider Tyne and Wear region.

Nearby operators include Miller & Carter, Sushi Me Rollin', Pizza Punks, Barluga, All Bar One and numerous other national and local operators together with a range of high-quality office occupiers. The property also benefits from a short walk to Newcastle's prime retail core centred around Northumberland Street, Eldon Square and Grainger Market.





Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Restaurant	61.5	662
GF Staff Room	1.9	20
Basement Internal Storage	21.35	230
Basement Kitchen	13.5	145
Basement Public Toilets	17.7	190
Total	115.95	1,248

Asking Rent & Lease 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.

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.

Use / Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Business Rates

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

Rateable Value: £22,250

We would recommend that any interested parties make their own investigations regarding the rates payable by contact the Local Rating 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.

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.

EPC

The property has an Energy Asset Rating of Band C (53) and is valid until 27 November 2032. A full copy of the EPC can be obtained via the following link:

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

Premium

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

Anti Money Laundering

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

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

Each party are 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:

▶ **Mark Convery**
07525 872 141
mark.convery@sw.co.uk

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

sw.co.uk



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