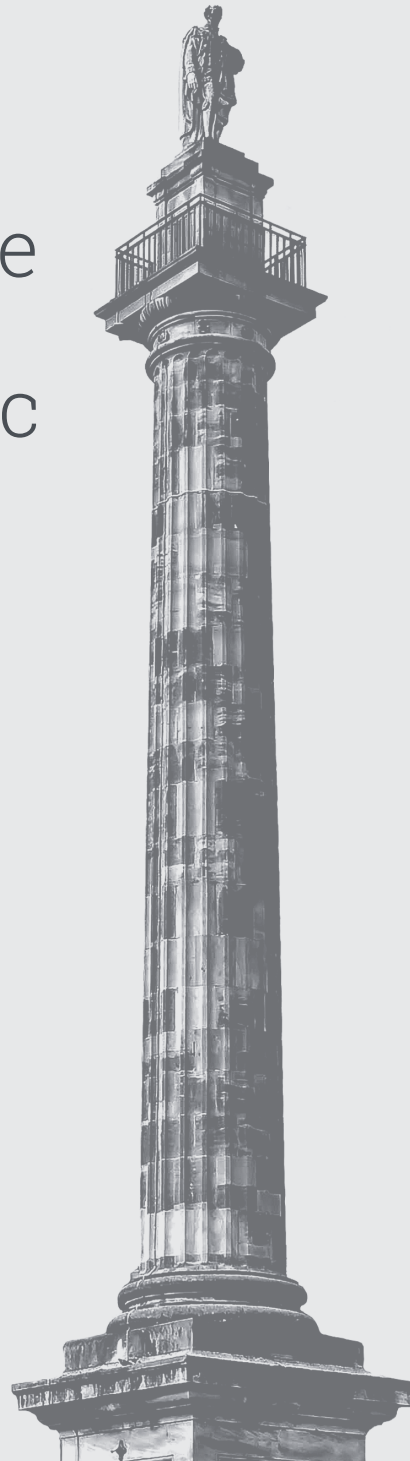




Grey Street

NEWCASTLE UPON TYNE NE1 6EF

75 Grey Street: A rare opportunity to acquire extensive leisure space on one of Newcastle's most visited and iconic streets. Centrally located in the heart of Newcastle's historic Grainger Town, Grey Street remains one of the most sought after addresses in the city.



75 GREY STREET

The premises form the basement of the stunning Grade II listed Earl Grey House building which is situated at the northern section of Grey Street close to its intersection with Market Street, directly opposite the famous Theatre Royal and a short distance from Grey's Monument and the Metro underground transport system.

The building has access points from Grey Street and Market Street - the former via double entrance doors situated between Costa Coffee and Harry's Bar.

Grey Street remains the focus for a number of quality bars and restaurants with occupiers including Browns, Barluga, Las Iguanas, Café Rouge, Dacantus, Carluccio's and the recently opened Byron. The site is also close to the new 250+ bed Motel One on High Bridge.

A UNIQUE SPACE

The demise comprises a former nightclub space with the main access point from Grey Street via double doors which have potential to be replaced by a new glazed entrance. A small ground floor reception area then leads down into an impressive - relatively open plan space with an imposing floor to ceiling height of up to 4.7metres in places.

There is potential to service from the rear via a rear yard and car park that is linked to the rear of the building. The premises are offered in shell specification to allow the incoming occupier to completely refit the space in their chosen style.

The ground floor provides:

- 21sqm (225sqft) accessible from Grey Street
- 8sqm (85sqft) accessible from Market Street

Leading to basement:

- 880sqm (9,470sqft) main area
- 170sqm (1,830sqft) back of house area
- 63sqm (677sqft) mezzanine area

Floor plans are available upon request.



Viewing: By prior appointment with sole agents Reid Birkett.

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Planning: The premises have the benefit of a D2 nightclub use planning consent however are likely to be suitable for a number of uses including restaurant and bar uses subject to the usual planning and licensing consents.

Rating: The premises are entered into the Valuation List at RV £135,000. Interested parties should contact the local Valuation Office for details of the precise rates payable.

Terms of offer: The premises are available by way of a new effectively full repairing and insuring lease by way of service charge contribution, for a term to be agreed at a rental in the order of £150,000 per annum.

VAT: All figures are exclusive of VAT where chargeable.

