
TO LET

- ✔ Prominent Location
- ✔ Basement Space

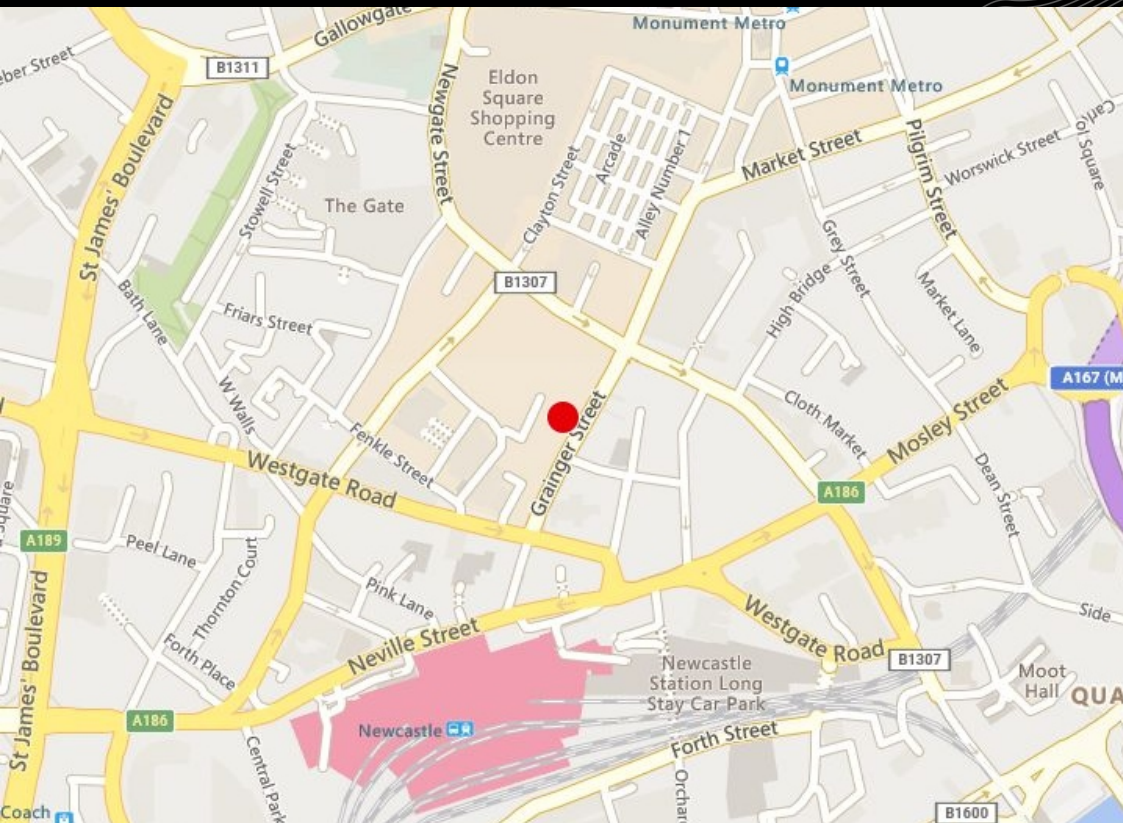


59 Grainger Street, Newcastle Upon Tyne NE1 5JE

Prominent City Centre retail unit

1,674 Sq Ft
(156 Sq M)

59 Grainger Street, Newcastle Upon Tyne NE1 5JE



DESCRIPTION

An attractive period building situated in the historic Grainger Town area of Newcastle upon Tyne. The unit occupies a prime position on Grainger Street with nearby occupiers including Greggs, House of Bellas and Cancer Research UK. The property has ground floor retail space with further retail space in the basement together with staff room/office, WC and a large storage area to the rear.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	932	87
Basement	742	69
Total	1,674	156

EPC

EPC rating is C-73.

LOCATION

Grainger Street benefits from being on several bus routes, as well as being the main pedestrian link between Newcastle Central Station and the retailing areas of nearby Eldon Square and Northumberland Street.

TERMS

The premises are available by way of a Full Repairing and Insuring lease.

RENT

£27,000 per annum.

BUSINESS RATES

The current rateable value for the property (1st April 2023 to present) is £19,750.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 28-May-2024

**Lambert
Smith
Hampton**

Niall Combe
07843 818 340
ncombe@lsh.co.uk

Emily Wood
07900 120 143
EWood@lsh.co.uk