

**LEXICON**

COMMERCIAL REAL ESTATE

07775 853484



# **TO LET**

## **Retail/Leisure/ Office Premises**

**27-31 Grey Street, Newcastle on Tyne NE1 6ES**

## LOCATION

Grey Street is part of the established commercial core of the City. It forms part of Grainger Town, where 40% of the buildings including most of Grey Street are listed as being of historical and architectural importance.

At its northern end is Monument Metro station, one of the main stations in the region's integrated light railway system, and the Theatre Royal. The street is populated by several restaurants and bars and A2 uses. Adjacent to the property is Bar Luga, with All Bar One, Las Iguanas, Fitzgeralds, and Pizza Punks all within the immediate vicinity. Café Andaluz, Sushi Me Rollin and Grey Owl have recently opened.

## DESCRIPTION

The property, which dates from approximately 1830, is a Grade II listed building. It comprises a ground floor former bank with three floors of offices above plus a basement.

The ground floor has a full height glazed frontage and access via automatic doors with a single step up from pavement level.

The office accommodation has separate access and a lift to all floors. The first floor has a floor to ceiling height of 3.6m, with full height windows, the second floor being 2.7m with full height windows. The ground, first and second floors benefit from a VRF system providing heating and cooling and suspended ceilings. The basement is suitable for storage.

## ACCOMMODATION

Description	Area sqm	Area sqft
Ground Floor	194.47	2,093
First Floor	99.85	1,075
Second Floor	126.31	1,360
Third Floor	111.89	1,204
Basement	104.92	1,129
<b>TOTAL</b>	<b>637.44</b>	<b>6,861</b>

## 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.

## TERMS

Contact agents Lexicon CRE

## CONTACT:

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50 metres

Experian Goad Plan Created: 11/11/2020  
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