

To Let



Newcastle-Upon-Tyne

132 Grainger Street, Central Exchange Arcade

Ground Floor: 725 sq ft (67.35 sq m)

Rent: £53,000 pax

Location & Description:

- **Central Arcade commands a prime position in Newcastle City Centre opposite the City's landmark Grey's Monument as well as being positioned in close proximity to Northumberland Street and Blckett Street.**
- **The Arcade and it's surrounding area has become the City's focal point for the rapidly expanding independent boutique and leisure market. It offers a variety of unit sizes and and boasts extensive frontages to both Grainger Street and Grey Street as well as the beautiful covered arcade running from Market St to Grey St.**
- **Retailers include Dune, Size?, Scribbler, Greys Opticians, Max Spielmann, JG Windows and Greggs, as well as restaurants including Cote, Cafe Andalucia, Flower Cafe and Societe. Other retailers close by include Urban Outfitters, Blacksheep Coffee, Dr Martins and End Clothing.**

Demise:

Ground Floor 725 sq ft (67.35 sq m)

Basement 567 sq ft (52.68 sq m)

Rent:

£53,000 per annum exclusive.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current period stands at approximately £5,606.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £52,500.

Date Prepared:

August 2024

Contact Us:

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