

To Let



Newcastle-Upon-Tyne

124 Grainger Street, Central Exchange Arcade

Ground Floor: 644 sq ft (59.83 sq m)

Rent: £45,000 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 Blakett 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 644 sq ft (59.83 sq m)

Basement 290 sq ft (26.94 sq m)

Rent:

£45,000 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 £4,103.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £44,250.

Date Prepared:

January 2025

Contact Us:

Steve Henderson

07870 999618

steveh@barkerproudlove.co.uk

Jack Deakin

07591 835782

jack@barkerproudlove.co.uk

Joint Agent:

@Retail

Ian Angus

07960 466211

iana@atretail.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.