

# BANK HOUSE

PILGRIM PLACE

Newcastle upon Tyne

## Café/F&B Opportunity

[www.bankhousenewcastle.com](http://www.bankhousenewcastle.com)



# The Location

**Bank House is a brand new BREEAM excellent office building centrally located on the eastern side at the southern end of Pilgrim Street, close to the principal access and egress to the Tyne Bridge.**

This new development which extends to 120,000 sq ft of grade A offices forms part of a wider ongoing regeneration project which will comprise mixed uses including office, retail and leisure.

Practical Completion is now imminent (April 2023) and tenants will include DAC Beechcroft and Lycetts Insurance Brokers with solicitors instructed and terms being negotiated on an ongoing basis with other interested parties.

There are a number of bars and café's in the vicinity and the adjoining Worswick Chambers is currently undergoing redevelopment to provide 40,000 sq ft accommodation for The Stack, a mixed use leisure venue which will open in Autumn 2024.

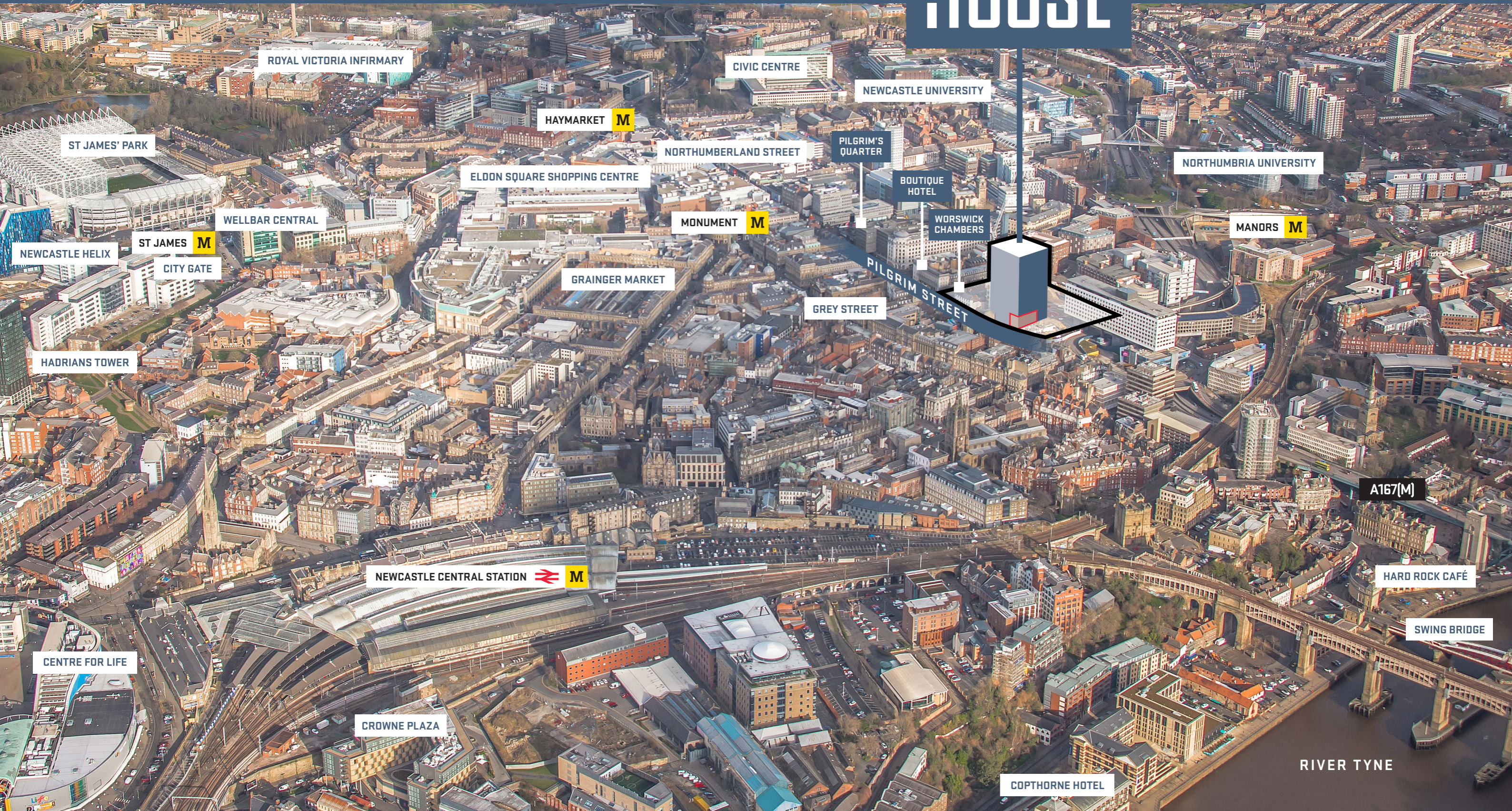
**Café/F&B**  
Opportunity



# Newcastle City Centre

# BANK HOUSE

PILGRIM PLACE



ROYAL VICTORIA INFIRMARY

CIVIC CENTRE

NEWCASTLE UNIVERSITY

ST JAMES' PARK

HAYMARKET **M**

NORTHUMBERLAND STREET

PILGRIM'S QUARTER

NORTHUMBRIA UNIVERSITY

ELDON SQUARE SHOPPING CENTRE

BOUTIQUE HOTEL

WELLBAR CENTRAL

MONUMENT **M**

WORSWICK CHAMBERS

MANORS **M**

NEWCASTLE HELIX

ST JAMES **M**

CITY GATE

GRAINGER MARKET

GREY STREET

PILGRIM STREET

HADRIANS TOWER

A167(M)

NEWCASTLE CENTRAL STATION **R** **M**

HARD ROCK CAFÉ

CENTRE FOR LIFE

SWING BRIDGE

CROWNE PLAZA

RIVER TYNE

COPTHORNE HOTEL

# The Opportunity

The premises comprise a highly visible corner unit at the south west corner of Bank House with full height glazing to the south overlooking the Tyne Bridge and to the West overlooking Pilgrim Street.

Due to level changes, there is significant height within the unit and therefore scope to incorporate a mezzanine on terms to be agreed.

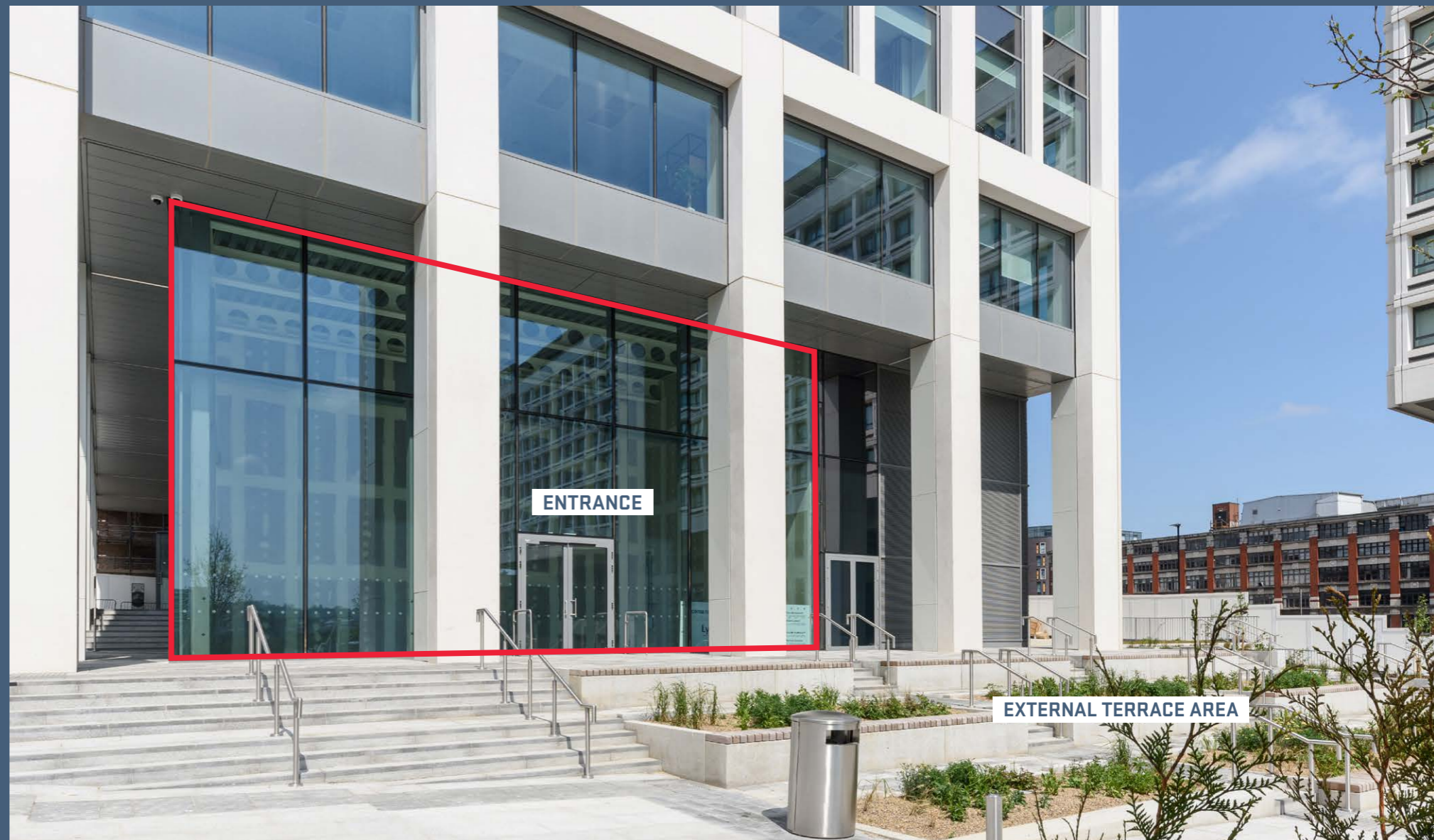
The unit physically adjoins the main reception area and whilst it has been built as a self-contained space for a café, there is scope to open up part of the sub-dividing wall to provide visibility and access for visitors and office users alike subject to the requirements of the end user.

Additionally there is an external landscaped Terrace with existing hard seating and with scope for further seating as required.

**Café/F&B**  
Opportunity



Potential entrance to be created from Bank House reception through to the café



# The Accommodation

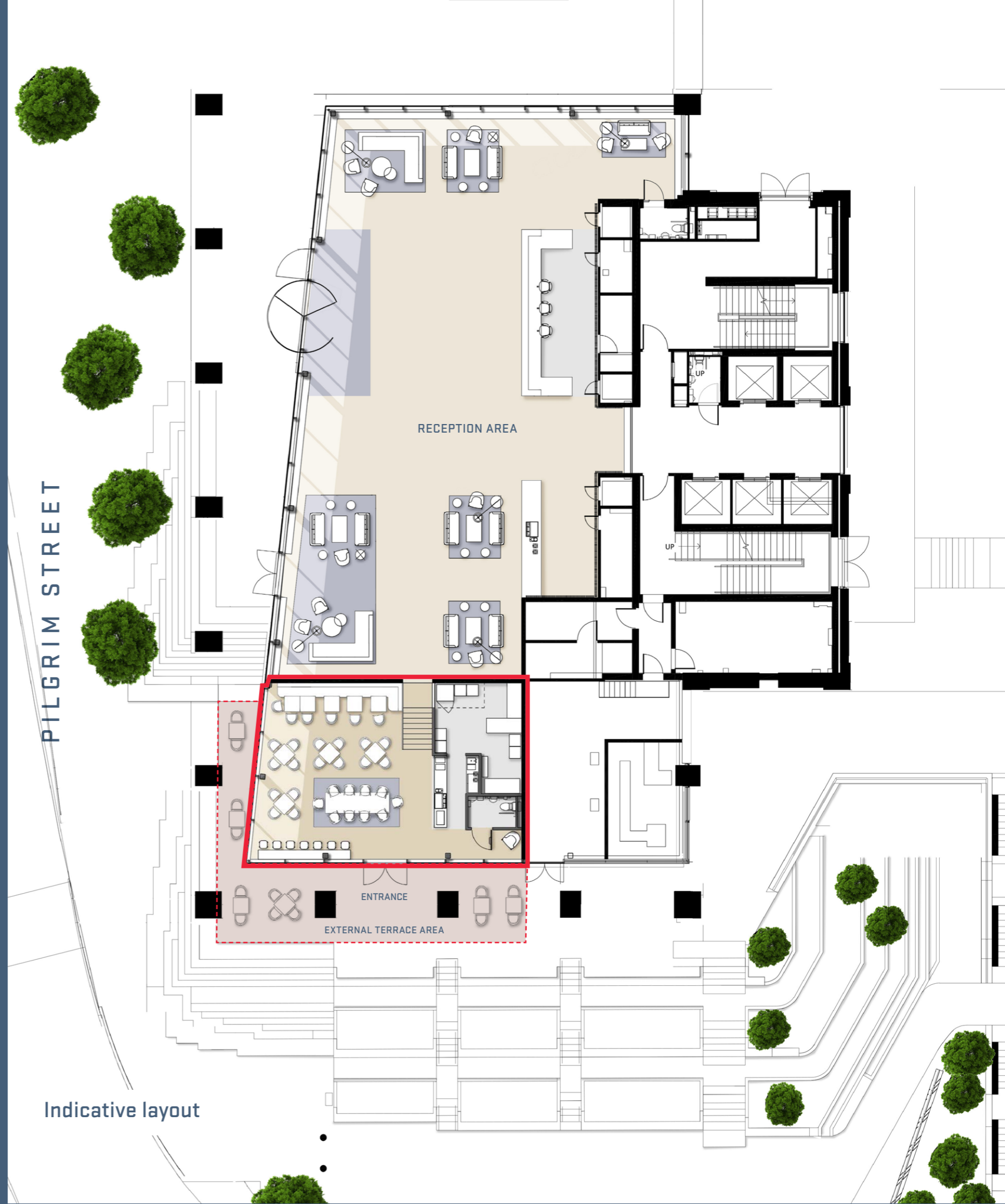
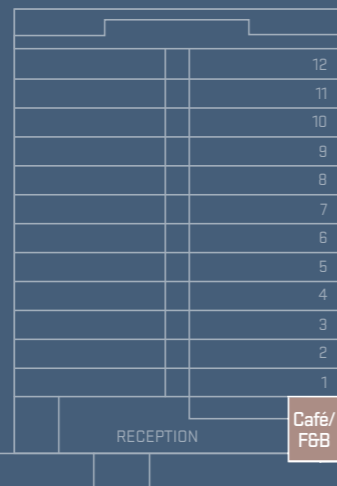
The GIA of the Café as built is as follows:

**Ground Floor Gross Internal Area**  
1,195 sq ft (111 sq m)

**External Terrace Area**  
To be agreed

Additional Mezzanine level facilities can be added subject to negotiation with the prospective end user.

**Café/F&B Opportunity**



Indicative layout

# BANK HOUSE

PILGRIM PLACE

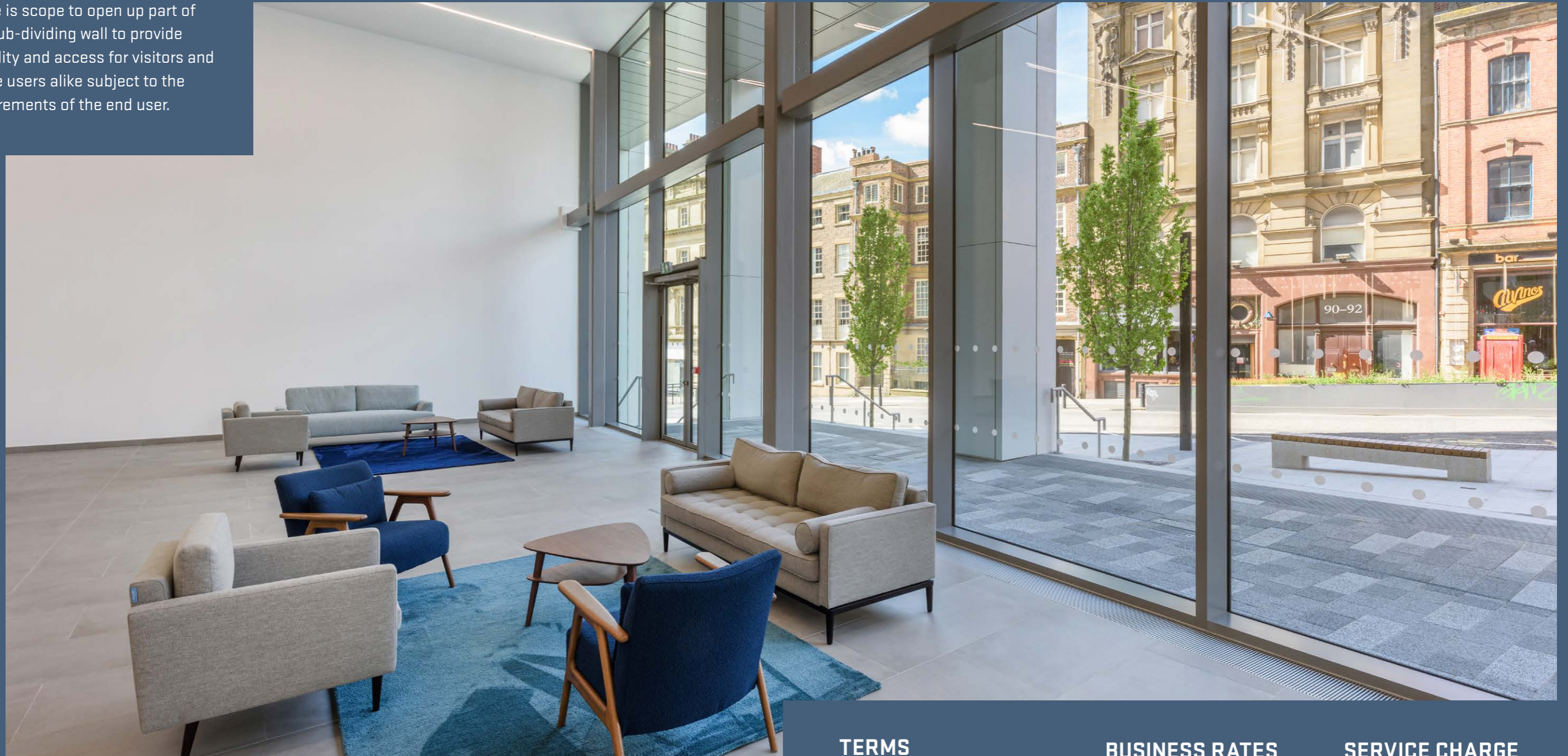


External landscaped Terrace with existing hard seating and with scope for further seating as required.

Café/F&B  
Opportunity



There is scope to open up part of the sub-dividing wall to provide visibility and access for visitors and office users alike subject to the requirements of the end user.



## Café/F&B Opportunity

### TERMS

The premises are available on the basis of a new lease for a term to be agreed at a rent of £25,000pa. Reconfiguration discussions are welcomed and the rent will be adjusted to reflect changes agreed.

### BUSINESS RATES

The premises have not yet been assessed for Business Rates purposes.

### SERVICE CHARGE

The service charge for the retail unit will equate to circa £2.49 sq ft.

# Pilgrim Place

A rich abundance of office, hospitality and leisure.

Pilgrim Street is undergoing a programme of significant regeneration which is creating a new business and leisure sector of the city.

Bank House is the new gateway office to the city at the southern end of Pilgrim Street and the new office hub for HMRC at the northern end of Pilgrim Street book ends the development.

The former Fire Station will be transformed into a 60 bed 5\* boutique Hotel by Bespoke and Worswick Chambers will be a new food and leisure destination.

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## Pilgrim's Quarter

New 465,000 sq ft HMRC offices.  
Opening in 2027.



## Boutique Hotel

60 bed 5\* boutique Hotel by Bespoke with ground floor cafe, bar and restaurant in the refurbished Grade II Listed building due to open Q1 2024.



## Worswick Chambers

Worswick House is currently being fully refurbished to create a new food and leisure operation extending to 45,500 sq ft with an anticipated opening date of October 2023.



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