

### OFFICE SUITE

2<sup>nd</sup> & 3<sup>rd</sup> Floors, 95 - 97 Grainger Street, Newcastle upon Tyne NE1 5AE

REF: NE1937



- Prime location on Grainger Street.
- First Floor 89 sq.m. (960 sq.ft.)
- Second Floor 89 sq.m. (960 sq.ft.)
- Currently operating as "Escape Rooms".
- Suitable for a variety of uses.
- RENT £15,000 per annum.



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property.

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The Watermark  
Gateshead  
NE11 9SN

## Location

The premises comprise the second and third floors of an imposing four storey property at the junction of Grainger Street with Nun Street. Located in the heart of the City centre, close to Eldon Square and Greys Monument, Grainger Street is the main road running up from Central Station into the City centre. This is an extremely busy thoroughfare with high levels of pedestrian, bus and vehicle traffic.

Adjacent tenants include McDonalds, Café Nero and Greggs and there has been significant investment nearby including the construction of new student accommodation on Newgate Street, and the recent refurbishment of the Grainger Market.

## Description

The premises effectively comprise the top two floors of this attractive and imposing corner positioned unit.

The upper floors are accessed directly from Grainger Market via a communal entrance which leads up to a pleasant landing. There are then individual entrances into the first floor space and the floors above.

The available space is currently used as Escape Rooms within the leisure industry but they are relocating to a larger space. The unit could be suitable for other uses, subject to landlords consent and any planning.

## Accommodation

### Second Floor

Offices 89 sq.m. (960 sq.ft.)  
Ladies Toilets  
Gents Toilets

### Third Floor

Offices 89 sq.m. (960 sq.ft.)  
W.C.

## Business Rates

The premises are assessed as follows:

Description	Rateable Value
Second Floor Offices	£6,600
Third Floor Offices	£4,600



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## Terms

The premises are available on a new lease for a term of years to be agreed. The asking rent is £15,000 per annum plus a service charge to be agreed. Full terms and conditions to be agreed.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

## VAT

All figures quoted exclude VAT where applicable.

## EPC

Rating - D. A copy of the document is available for inspection on request.

## Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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