

COMING SOON

PRIME RETAIL OPPORTUNITY

Six new ground floor retail units

PILGRIM'S QUARTER

Newcastle upon Tyne



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New Bridge Street West Elevation



The Location

Pilgrim's Quarter is located in the heart of Newcastle City Centre on Pilgrim Street at its junction with Northumberland Street and Blackett Street.

The development will comprise of 468,500 sq ft of offices let to HMRC.

Planned works of re-surfacing and street furniture will enhance the location and provide an attractive public realm on Completion in 2025.

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QUARTER**
Newcastle upon Tyne



The Opportunity

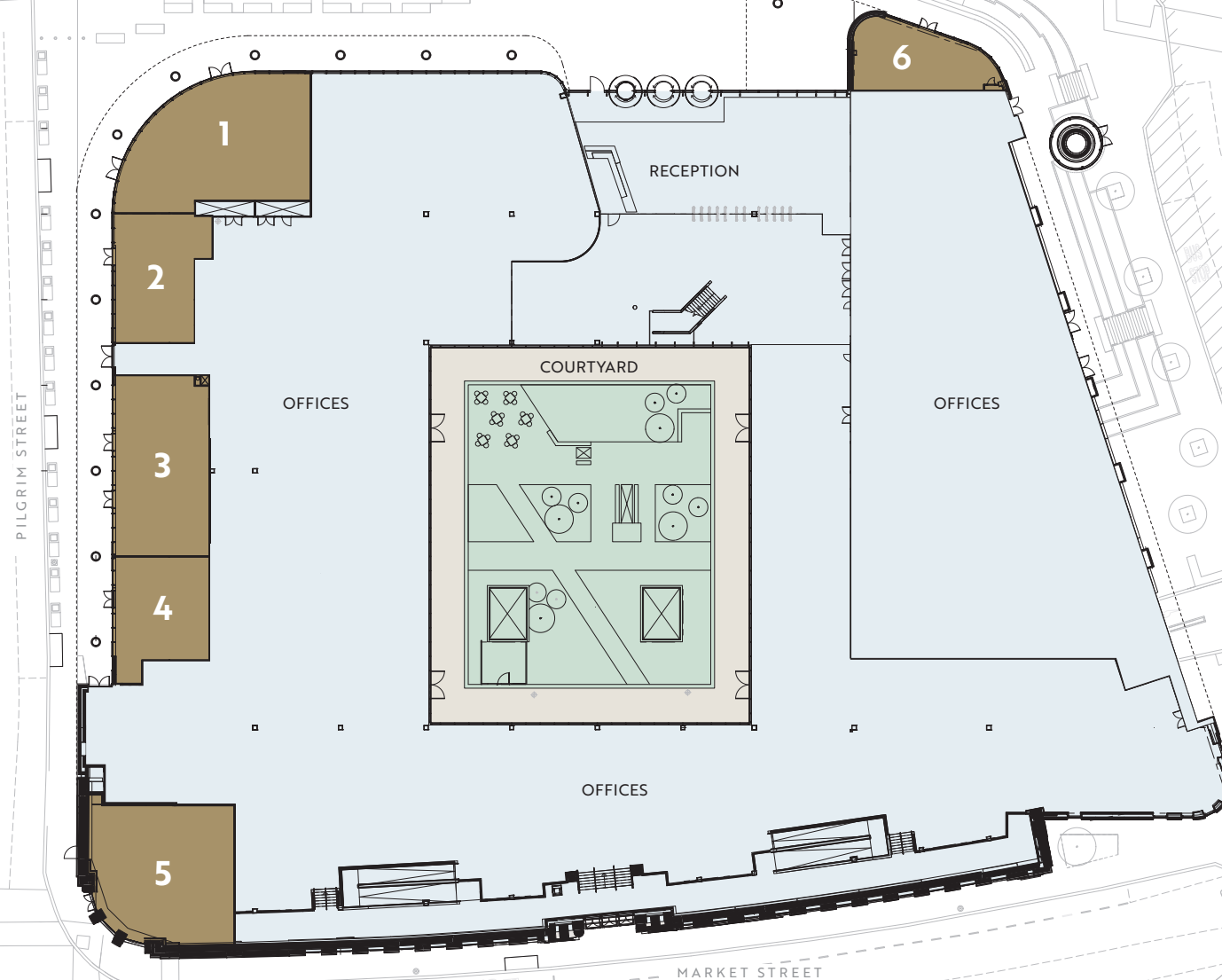
The development will include six new retail units located at ground floor which will be of interest to Financial Services, Retail and 'lite' Food and Beverage type uses.

Being within the prime retail core diagonally opposite the iconic Monument Mall and within the newest and largest development in the City Centre, the opportunity to secure representation is an exciting one.

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Accommodation Ground Floor

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Accommodation and Terms

The units are available by way of a new effective full
• Repairing and Insuring lease for a term to be agreed
incorporating 5 yearly rent reviews.

Floor areas (GIA) and quoting rents are as follows:

RETAIL UNITS	SQ FT	SQM	RENT
Unit 1	2,174	202	Under Offer
Unit 2	1,227	114	£65,000pa
Unit 3	2,067	192	£110,000pa
Unit 4	1,345	125	£70,000pa
Unit 5	2,583	240	£95,000pa
Unit 6	990	92	£32,500pa
TOTAL RETAIL AREA	10,398	966	

Service Charge

Annual Service Charge TBC but estimated at £3.00 sq ft.

Business Rates

The units have not yet been assessed for Rates purposes.

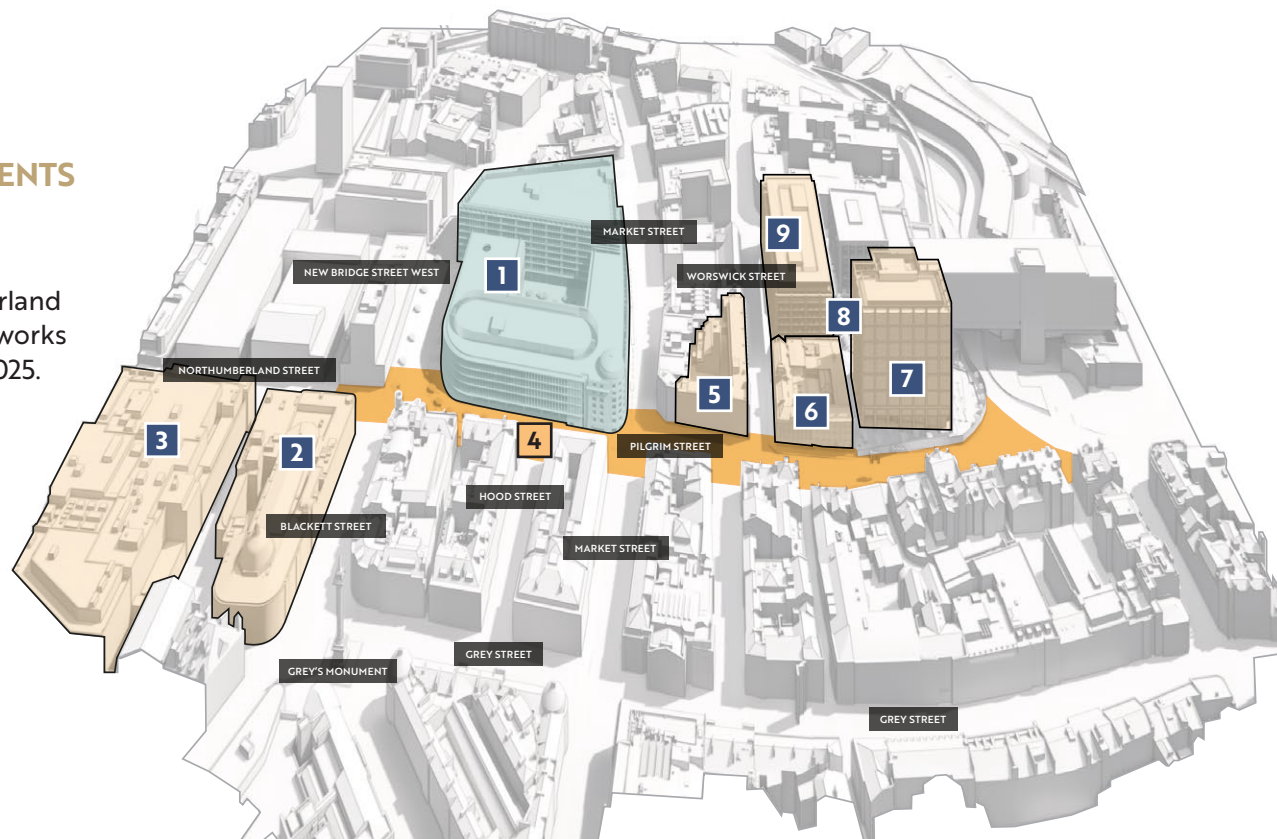
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Surrounding Activity

PEDESTRIAN IMPROVEMENTS

Newcastle City Council have commenced public realm improvements on Northumberland Street and Pilgrim Street with works due to complete in October 2025.



1 PILGRIM'S QUARTER



2 MONUMENT MALL

Provides over 135,000 sq ft of prime modern retail and leisure accommodation.

3 FENWICK

Flagship department store with planned multi-million pound investment / renovation programme.

4 PILGRIM STREET PUBLIC REALM

Enhancements to Pilgrim Street funded by LEP.

5 BOUTIQUE HOTEL

90 bed 5* Gotham Hotel by Bespoke with ground floor café, bar and restaurant in the refurbished Grade II Listed building.

6 WORSWICK CHAMBERS

New food and leisure operation extending to 45,500 sq ft within fully refurbished Grade II listed building.

7 BANK HOUSE

A new 120,120 sq ft gateway office to the city at the southern end of Pilgrim Street.

8 PILGRIM PLACE

New public square at the heart of the southern block.

9 1-2 PILGRIM PLACE

Two Grade A office buildings with over 250,000 sq ft accommodation.



Bank House



Worswick Chambers



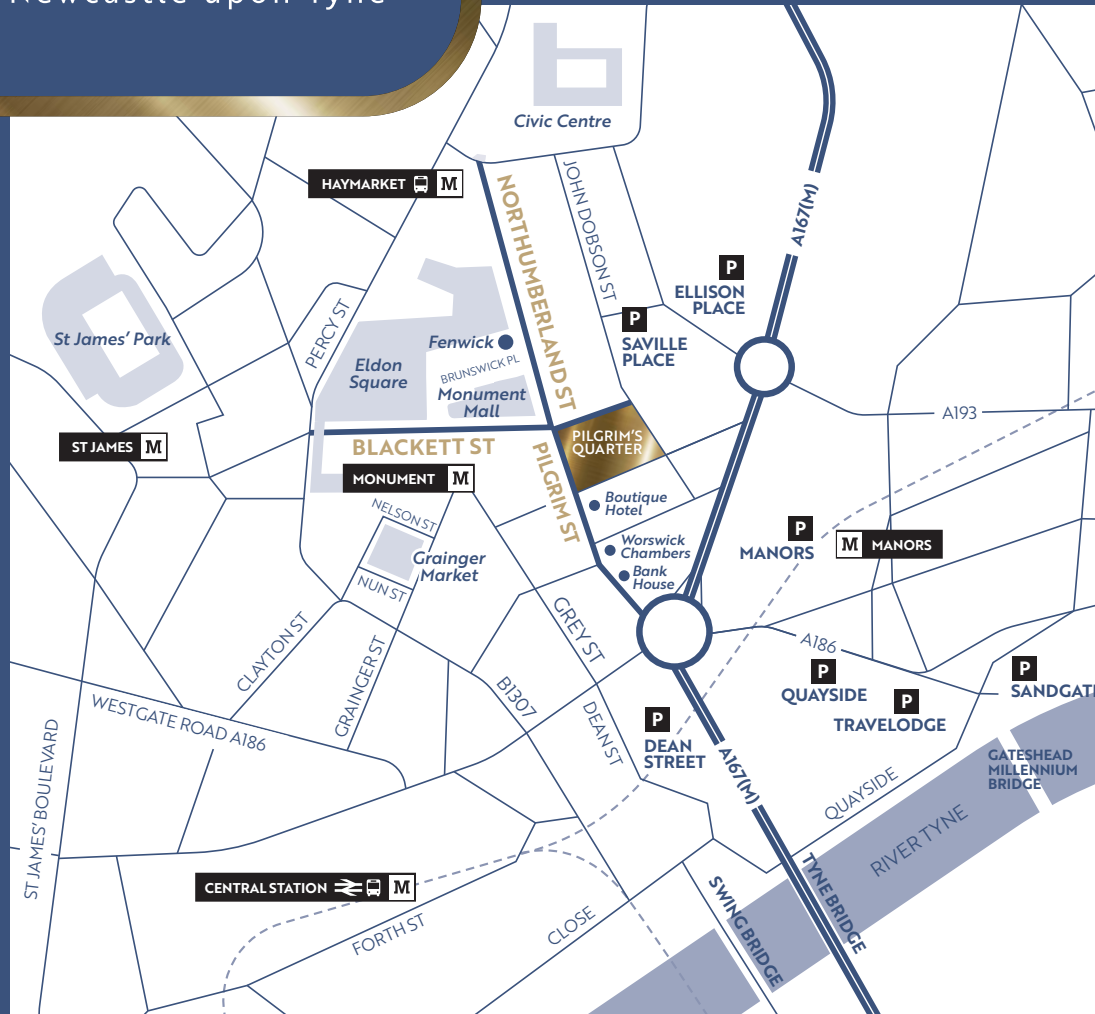
Boutique Hotel



Monument Mall

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**CONTACT JOINT AGENTS
TO DISCUSS THE OPPORTUNITIES
IN FURTHER DETAIL**

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