

To Let

Former Bar/Restaurant



Newcastle-Upon-Tyne

Unit B, 117 Newgate Street, NE1 5RZ

GIA: 4,308 sq ft (400.2 sq m)

Quoting Rent: £80,000 pax

Location & Description:

- Situated within the iconic Grade II art deco former Coop department store, the unit is prominently located within the city's western leisure core.
- Other occupiers include 184 bed Premier Inn, The Gym Group, Turtle Bay, Zaap Thai and Mulligans.
- The building sits adjacent to The Gate Leisure complex which houses a 16-screen Cineworld, Ballys Casino and Lane 7, together with a number of F&B operators, and directly opposite Eldon Square Shopping Centre and the entrance to the new 60,000 sq ft rooftop entertainment destination Freight Island, opened June 2026.

Demise:

Ground Floor 4,308 sq ft (400.2 sq m)

Rent:

£80,000 per annum exclusive.

Lease:

A new eFRI lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current period is £3,140 pax.

EPC:

Energy Performance Rating – B.

Legal and Professional Fees:

Each party to pay their own costs incurred in the transaction.

VAT:

All figures quoted are exclusive of VAT and other charges where applicable.

Rating Assessment:

Rateable Value (April 2026) – £70,000

Rates Payable (2026/27) – £31,100

Viewing:

Strictly by appointment via the Agents.

Date Prepared:

August 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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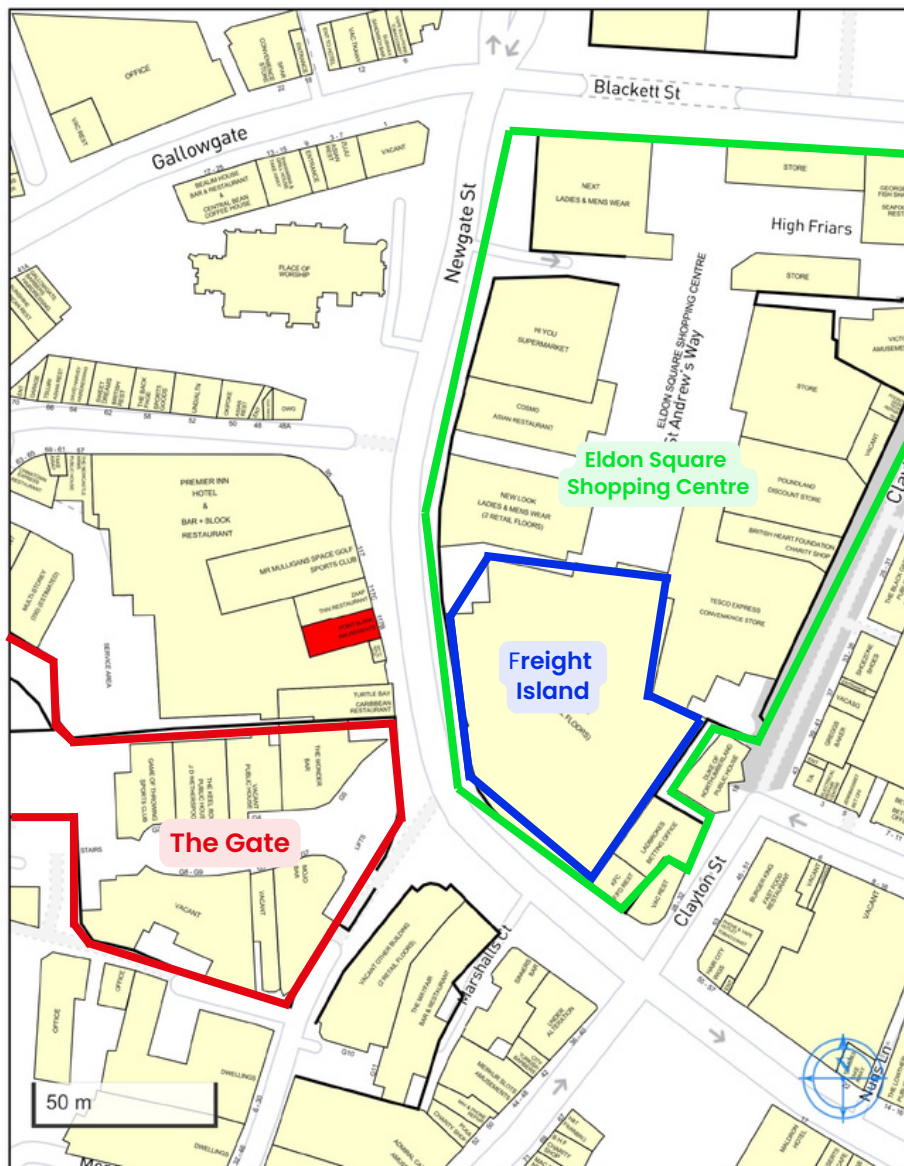
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