Barker Proudlove

Leeds Office:
0113 388 4848

To Let



Newcastle-Upon-Tyne

95 Grey Street, NE1 6EG

Ground Floor: 332 sq ft (30.8 sq m)
Quoting Rent: £40,000 pax

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Location & Description:

- **Central Exchange Arcade, a Grade II listed building, commands a prime position in Newcastle City Centre fronting Grey Street and opposite the City's landmark Grey's Monument and the Theatre Royal, in close proximity to Northumberland Street, Blackett Street and the entrance to Eldon Square.**
- **The subject unit provides a rare opportunity on Grey Street, adjacent to the Monument Metro entrance/exit and the new HMRC offices.**
- **Nearby occupiers include The Ivy, Knoops, Cafe Andaluz, END and many more.**

Demise:
Ground Floor 332 sq ft (30.8 sq m)
Basement 261 sq ft (24.1 sq m)

Rent:
£40,000 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 approximately £2,786 pax.

EPC:
Energy Performance Rating - D.

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) - £29,750

Viewing:
Strictly by appointment via the Agents.

Date Prepared:
November 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.

Contact Us:

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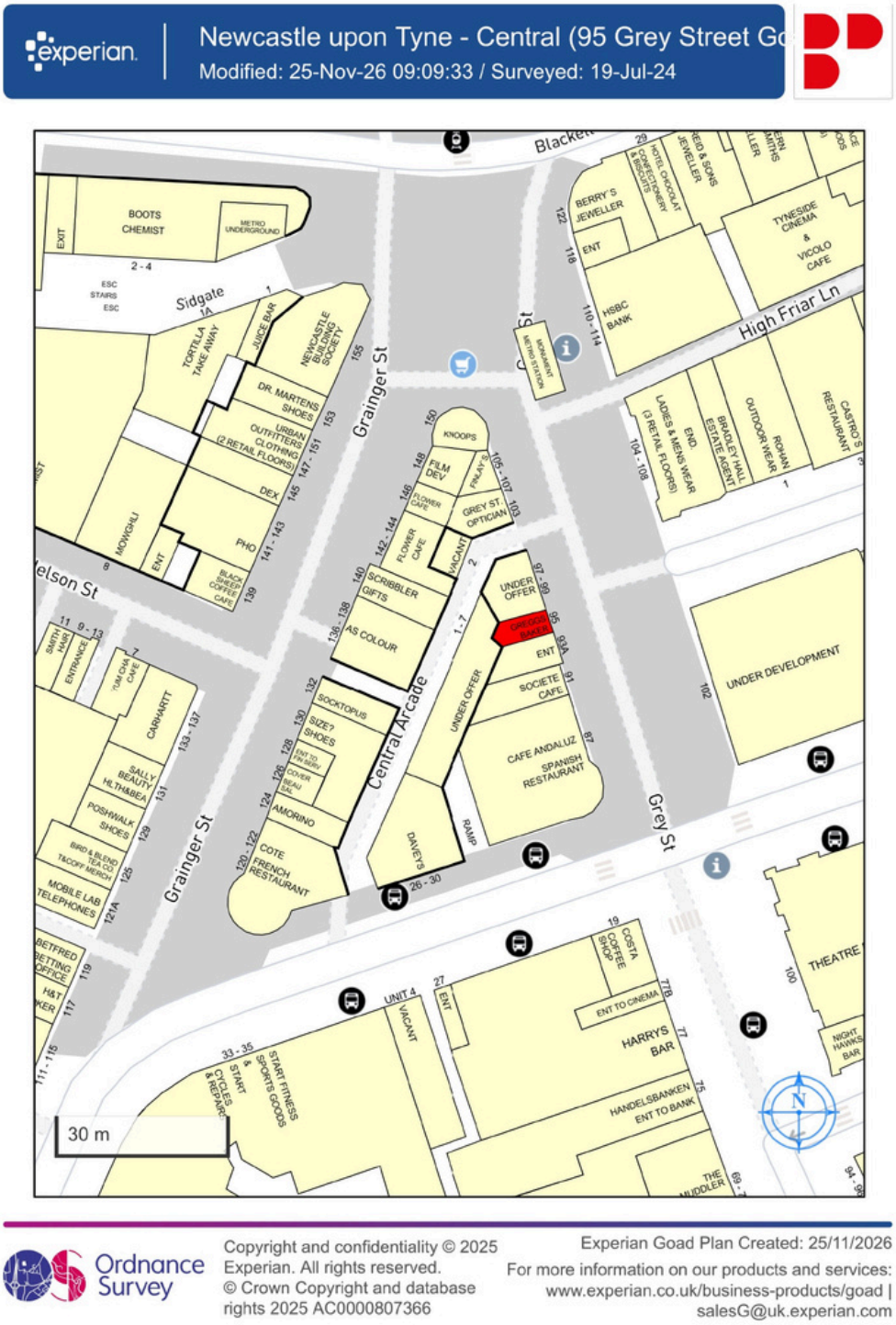

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