

**TO LET - Experienced occupier required**  
**Prominent Retail/Office Premises**  
**29 Dean Street, Newcastle upon Tyne NE1 1PQ**



**LOCATION**

The property forms part of historic Cathedral Buildings which is situated towards the top of Dean Street close to its junction with Mosley Street and Grey Street. This striking building is in an extremely prominent position on a main thoroughfare to and from the Quayside and consists of retail units at ground floor with separately accessed offices above. It is located close to a number of regional and national tenants nearby including Miller & Carter, LD Mountain Centre, Marco Polo Restaurant, Pure Knead Bakery, Best One Convenience Store & Deep North.

**ACCOMMODATION**

The property provides a ground floor retail unit which has basement space below, and additional space at first floor if required. To the rear of the sales area is access to the first-floor accommodation which provides useful additional sales space or alternatively could be used as office space. There is street access to the first floor from the rear for servicing.

The following floor areas are provided:

<b>Basement</b>	<b>45 sqm</b>	<b>484 sqft</b>
<b>Ground Floor Sales</b>	<b>59 sqm</b>	<b>638 sqft</b>
<b>Kitchen</b>	<b>6 sqm</b>	<b>61 sqft</b>
<b>First Floor</b>	<b>101 sqm</b>	<b>1082 sqft</b>
<b>Total Area</b>	<b>211 sqm</b>	<b>2265 sqft</b>

**DECEMBER 2025**

**LEASE TERMS & RENT**

The space is to be made available by way of a new full repairing and insuring lease. Service charge is £3 per sqft and covers heating of the demise, water supply and fire alarm maintenance.

The following combinations are available:

Ground floor & basement	£29,500 per annum
Basement, ground & 1 <sup>st</sup> floor	£39,500 per annum

**VAT**

All figures within these terms are exclusive of VAT where chargeable. For clarity the rent is subject to VAT.

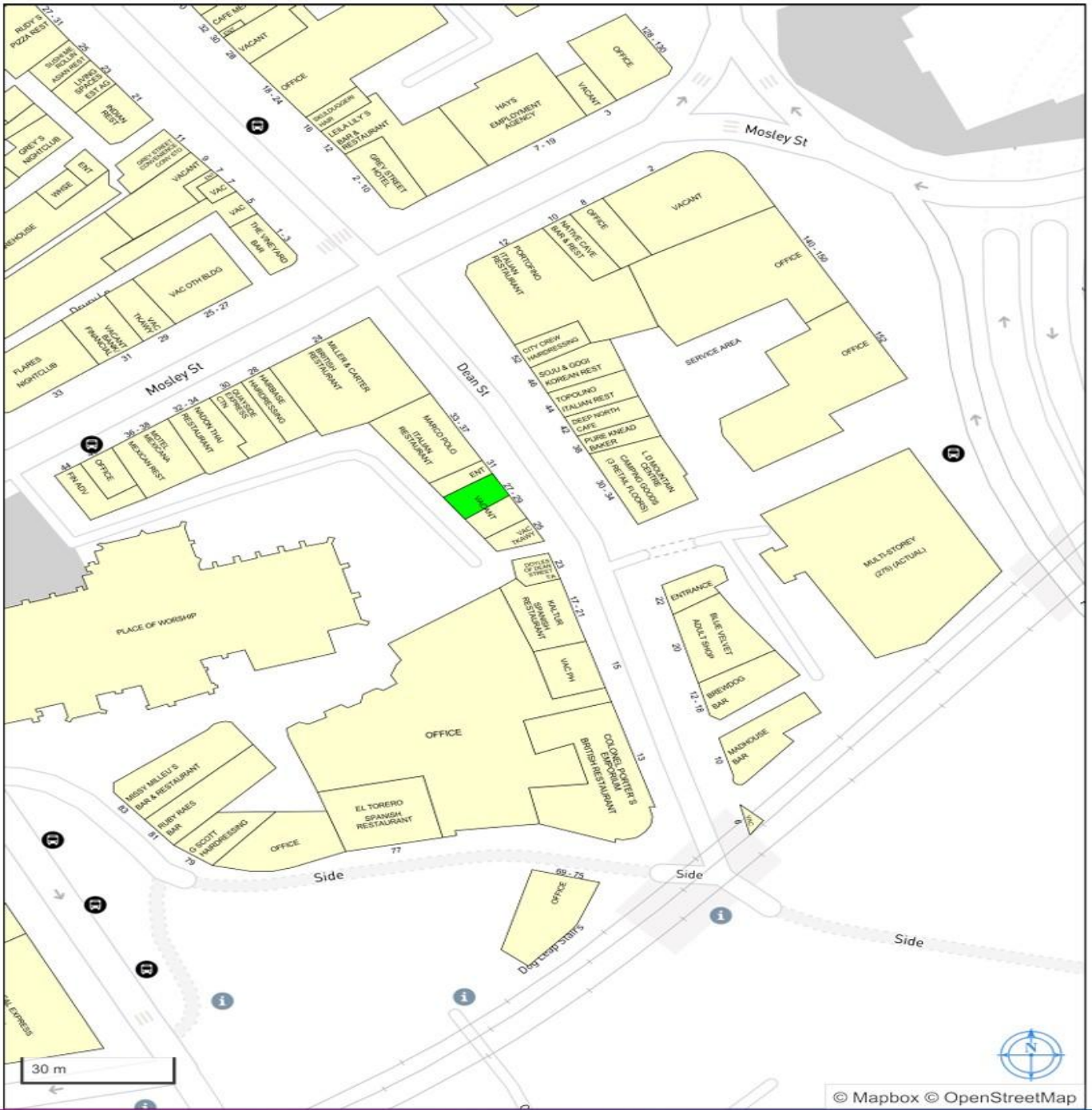
**BUSINESS RATES**

The premises have not yet been separately assessed for rating purposes. From 1st April 2025 there is a potential reduction for qualifying businesses of 40% of the standard rates payable. Interested parties should contact the Local Authority or Valuation Office to confirm details of likely rates payable.

**LEGAL COSTS, EPC & MLR**

Each party to bear their own legal fees in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs at the point solicitors are instructed & should the tenant withdraw from the transaction once terms are agreed. The environmental performance rating is **C60**. Identity documents and accounts will be required for any company director seeking to take a lease.

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