

# LICENSED AND LEISURE TO LET

## BIGG MARKET NEWCASTLE



32 Pudding Chare,  
Newcastle upon Tyne,  
NE1 1UE

## Bradley Hall

0191 232 8080

Newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33-39 Grey Street, Newcastle upon Tyne NE1 6EE



# Key info



Rent  
£40,000  
Per Annum



Located at The Bigg Market in Newcastle City Centre



High footfall location neighbouring other bar and restaurant operators, hotels, offices and retail stores



Premises Licence  
sale of alcohol, late night refreshments, playing of recorded music



Can accommodate circa of 60 covers



Size  
129.69 m<sup>2</sup>  
1,396 ft<sup>2</sup>



0.4 mile from St. James Park football stadium

# Location

An exceptional opportunity to acquire a fully licensed bar and restaurant situated in the vibrant and ever-popular Bigg Market – one of Newcastle's most historic and lively destinations. This well-appointed venue offers high visibility and footfall, benefiting from its central location surrounded by busy offices, shops, hotels and popular tourist attractions. An exciting development for the Bigg Market has recently been announced, as plans have been approved for a scheme which is set to transform Cathedral Square on the Cloth Market into 135 short-stay lets. Major improvements made to the public spaces include widened footpaths, new lighting and enhancements to pedestrian access, all which will generate further footfall to the area. Pudding Chare is surrounded by local and national retailers and under a 5 minute walk to The Gate and Eldon Square Shopping Centre.



# Description

The premises is arranged over ground floor and basement. The ground floor comprises the main trading area, including a dining space, bar area, and a section formerly accommodating a commercial kitchen. The basement provides storage areas along with male and female WC facilities.

Internally, the unit has been stripped back to a neutral shell, offering a blank canvas for a new occupier to implement their own fit-out and design scheme. The interior features white-painted plastered walls with wooden floorboards and tiled flooring. Access is via the main entrance on Pudding Chare at ground floor level. There is a staircase located at the entrance of the property providing access to the basement level.

Externally, the property has a glazed frontage with roller shutter and a galvanised extraction flue located at the rear of the building.



## Accommodation

We calculate the approximate net internal floor area to be as follows:

Ground floor	71.55m <sup>2</sup>	770ft <sup>2</sup>
Basement	58.12m <sup>2</sup>	626ft <sup>2</sup>
<b>Total</b>	<b>129.69m<sup>2</sup></b>	<b>1,396ft<sup>2</sup></b>

## Terms

The property is available to let by way of a new lease for a term of years to be agreed.

## VAT

The property is not elected for VAT.

## Rating Assessment

Interested parties should confirm the current position with the Local Authority.





# Viewing & further information

For all enquiries and viewing arrangements please contact:

**Lucy Mouter or William Reavley**

Tel: 0191 232 8080

Email:

[Lucy.Mouter@Bradleyhall.co.uk](mailto:Lucy.Mouter@Bradleyhall.co.uk)

[William.Reavley@Bradleyhall.co.uk](mailto:William.Reavley@Bradleyhall.co.uk)

# Bradley Hall

0191 232 8080

[Newcastle@bradleyhall.co.uk](mailto:Newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

33-39 Grey Street, Newcastle upon Tyne NE1 6EE

### IMPORTANT NOTICE

- Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
  - 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
  - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
  - 5) All details are provided Subject to Contract