



## 52 Pilgrim Street, Newcastle upon Tyne NE1 6SF

- Vacant Retail Unit
- Ground & Basement Levels
- Excellent Passing Trade
- Small Business Rate Relief
- Floor Area 81 sq. m (871 sq. ft.)
- Prominent City Centre Location
- New Flexible Lease Terms
- Suitable for a Variety of Uses

**Rent: £25,000 per annum**

# COMMERCIAL

## Location

The property occupies a prominent position on Pilgrim Street close to its junction with Shakespeare Street and opposite the former fire station within the heart of Newcastle's city centre. The Pilgrim Quarter scheme is located opposite the property and is currently being developed to provide a mixed use scheme including offices, a hotel and residential. The location benefits from excellent range of local amenities including various shops and restaurants and public houses. The area is also well served by public transport including local bus services and is close to Monument Metro.

## Description

We Are delighted to offer to the rental market this ground floor and basement retail unit within the sought after Pilgrim Street. The unit is currently used as an Army & Navy surplus store but is being offered with vacant possession.

## Floor Area

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Retail	40	430
<b>Basement</b>		
Stores/Kitchen/W.C	41	441
Total	81	871

## Services

Gas central heating, electric, water.

## Tenure

Leasehold – A new lease is available with terms and conditions to be agreed.

## Rent

£25,000 per annum

## Insurance

The landlord will insure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Use Class

The property has consent for E use class. Alternative uses may be considered subject to obtaining the necessary planning consent.

## Viewing

Strictly by appointment through this office.

## Ratable Value

The 2025 Rating List entry is £7,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

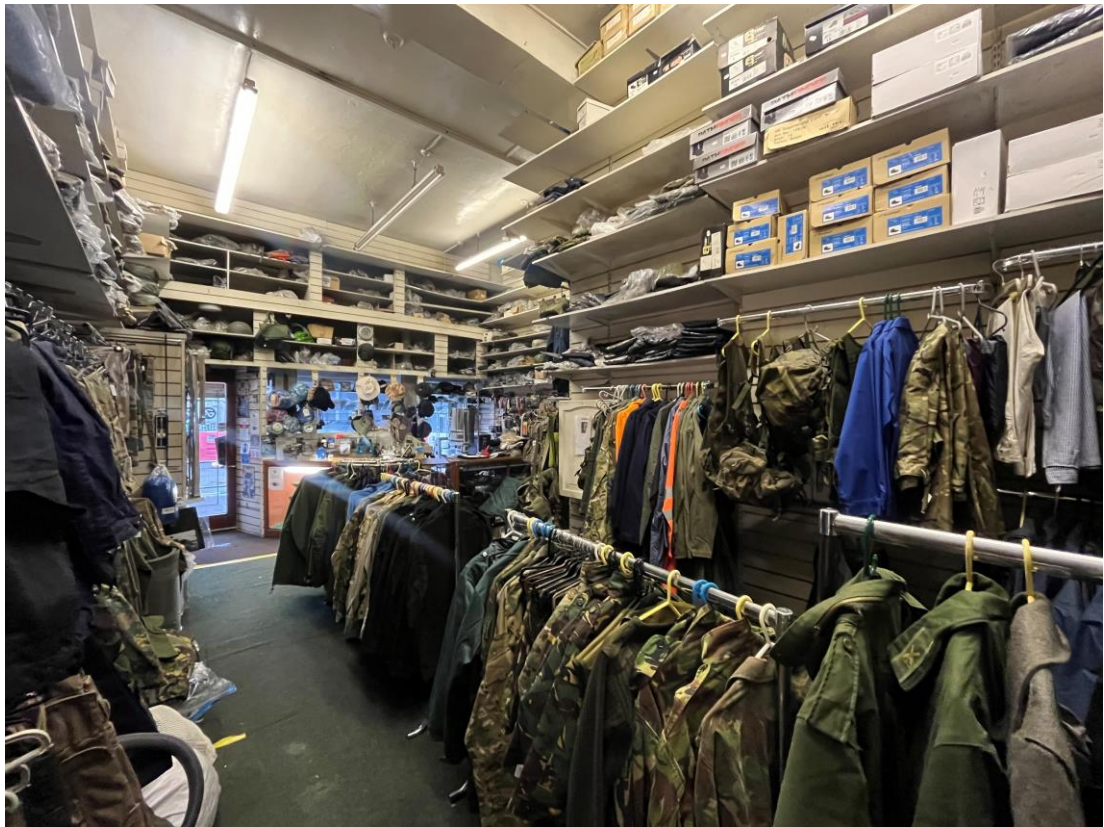
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: I172 (Version 1)**

**Prepared: 17<sup>th</sup> February 2025**



# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



**RICS**

The mark of  
property professionalism worldwide



# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



**RICS**

The mark of  
property professionalism worldwide