

Former restaurant to let in need of refurbishment

Highly prominent basement premises.

Sunlight Chambers 2/4 Bigg Market Newcastle upon Tyne NE1 1UW



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Location

The property is situated in a prominent corner position at the junction of historic High Bridge and Bigg Market in Newcastle City Centre. This area of the city has undergone major improvement in recent years with substantial investment in the streetscape and street furniture. Many new bars and restaurants have added to the already vibrant offer with notable nearby occupiers including the famous Bee Hive Public House, Meat Stack, Kafe Neon, Twenty Twenty and the acclaimed hotel chain Motel 1.

Description

This Grade II listed building was designed by architects William & Segar Owen following a commission by the Lever Brothers - famous for their soap brand and was built between 1901 and 1902. It features a beautiful frieze above the upper ground floor level externally which depicts industry and harvest. The space is arranged over basement, ground, upper ground mezzanine, first, second and attic floor levels.

The property has been divided into 3 demises with Hibou Blanc Restaurant at ground and upper ground floor level, residential accommodation on 3 upper levels (which is accessed via a dedicated entrance off Bigg Market.)

Hibou Blanc provides a fantastic high-end venue with bar and restaurant facilities. The basement restaurant is now vacant and has been cleared in readiness for a new occupier.

The basement space on offer requires total refurbishment and viewing is recommended. Access is via a door onto Bigg Market adjacent to the residential access. Some natural light is provided at the front although currently the windows to High Bridge are mostly blocked off.

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Accommodation

The premises provide the following accommodation:

Restaurant dining area	98.1 sqm	1,056 sqft
Kitchen	61.3 sqm	660 sqft
WC accommodation	12.2 sqm	131 sqft
Basement Total	171.6 sqm	1,847 sqft

Rating

The premises are entered into the Valuation List at RV £20,500 from the 1st April 2026. The current Uniform Business Rate is 0.382p in the £. Interested parties should check with the local authority that the above information is correct and whether any transitional relief is applicable. Assuming there are no further reductions the annual rates payable would be £20,500 x 0.382p = £7,831.00.

Planning

The premises form part of a Grade II listed building and therefore Listed Building Consent will be required for any alterations. Applicants are invited to visit the Historic England website to view the details of the listing www.historicengland.org.uk. The premises were formerly used as a restaurant and therefore a class E use is in force. The premises are not currently licensed for the sale of alcohol.

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Terms of Offer

The accommodation is available by way of a new full repairing and insuring lease via service charge contribution for a term to be agreed with a minimum term of 5 years at a rental of £29,500 per annum. A rent-free period will be negotiated to assist in the cost of a full refurbishment. Interest is invited from parties with existing businesses and a proven track record. A rental deposit may be required, and the landlord may seek a heads of terms deposit once terms are agreed to secure the site. The landlord insures the main building and recharges a fair proportion back to the tenant based upon floor area.

VAT

The rental and service charge will be subject to VAT at the standard rate. Any rent deposit will also be plus VAT.

Viewing

Via prior appointment with sole letting agents Reid Birkett

