



THE EXCHANGE

Prudhoe Chare, Northumberland St, Newcastle upon Tyne, NE1 7AT

TO RENT: OFFERS INVITED ANNUAL RENT: £55,000 | REF: 6450585

KEY HIGHLIGHTS

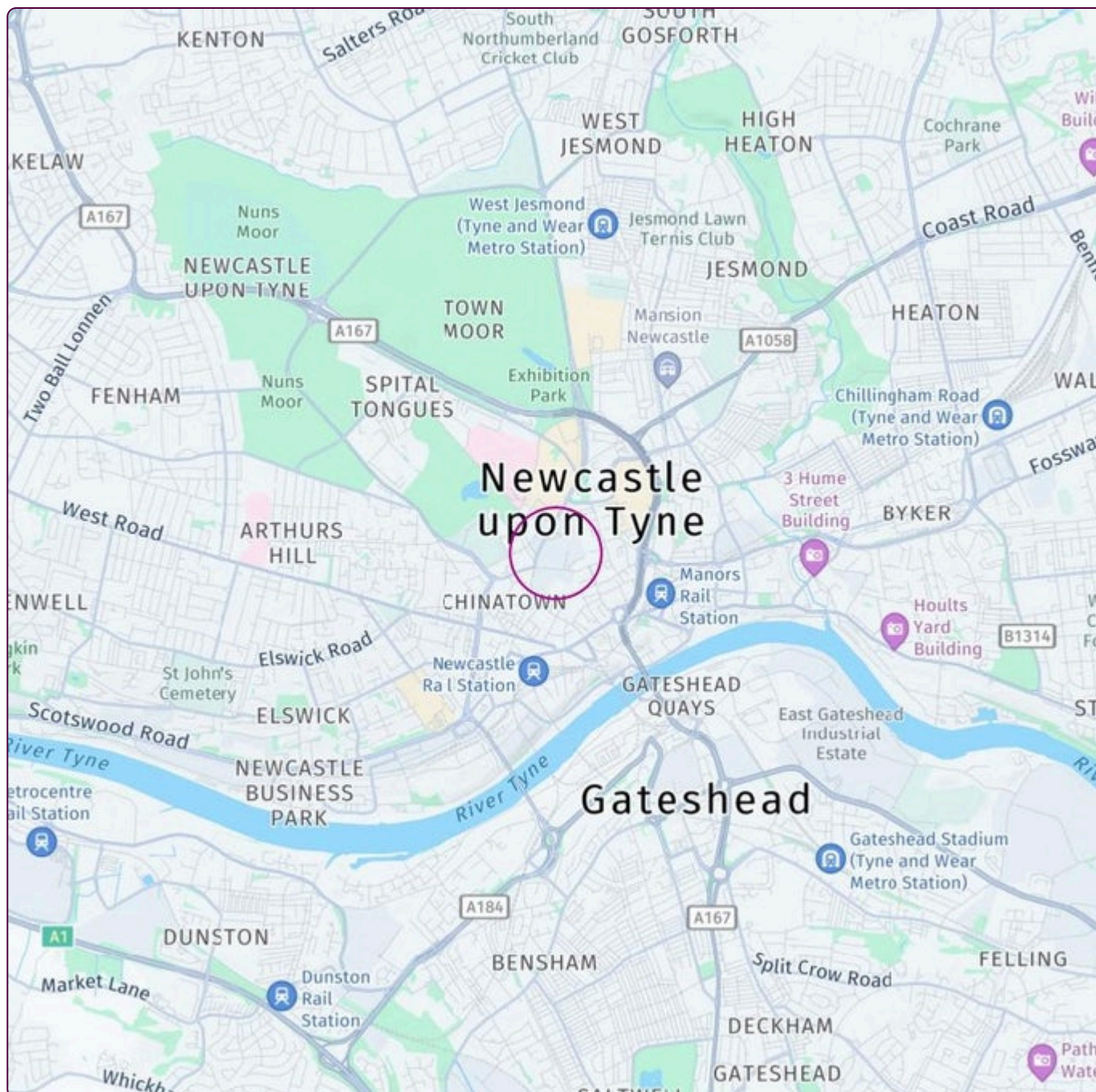
- Prime City Centre Location
- Free of Tie
- Turn Key and Well presented throughout
- Strong Operator Potential
- Annual Rent £55,000
- Fully Licensed | EPC Rating C

LOCATION

The Exchange occupies a prominent position on Prudhoe Chare, directly off Northumberland Street, Newcastle's busiest pedestrianised shopping thoroughfare.

The site sits immediately adjacent to Eldon Square Shopping Centre, benefiting from exceptionally high footfall generated by national retailers, transport links, and leisure destinations in the city centre.

This central location is further enhanced by its proximity to both Haymarket and Monument Metro Stations and Newcastle's core retail and F&B circuit, making it an ideal opportunity for operators seeking visibility.





DESCRIPTION

The Exchange is a unique and characterful basement venue accessed via Prudhoe Chare, historically operated as a speakeasy-style bar and restaurant.

The site is highly adaptable and can be reimagined to suit a range of leisure, hospitality, entertainment or experiential concepts.



INTERNAL DETAILS

The Exchange offers a distinctive, characterful interior that's ready-made for a bar, restaurant, or leisure operator.

Guests enter via a stairway featuring light brick walls.

The central bar features a rustic timber frontage, exposed brickwork, and backlighting, creating a strong focal point. There is ample room for seated guests and standing groups.

In addition, there are secondary seating zones and raised areas, for approx c.45 guests.

Ancillary areas include a fully fitted commercial kitchen, customer wc's, cellar and storage facilities.

THE OPPORTUNITY

The Exchange represents a highly desirable and distinctive leasing opportunity in the heart of Newcastle upon Tyne.

Its combination of location, character and flexibility makes it suitable for an ambitious operator seeking to establish a flagship presence in one of the North East's strongest commercial environments.

The site lends itself to a wide range of hospitality uses whether food-led, drink-led, a café, coffee shop, or leisure & experience-based operators.

TENURE

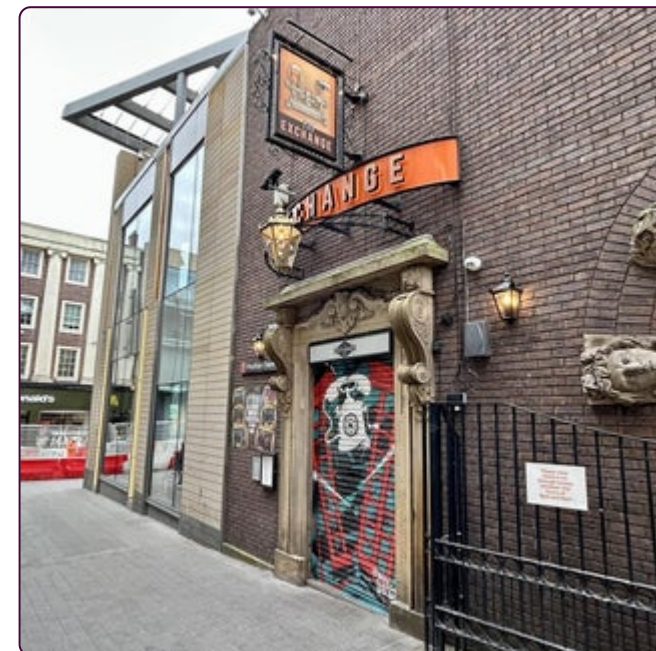
The Exchange is available on a Free-of-Tie Leasehold basis. Service Charges apply in addition to annual rent.

BUSINESS RATES

The Rateable Value is £31,500 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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