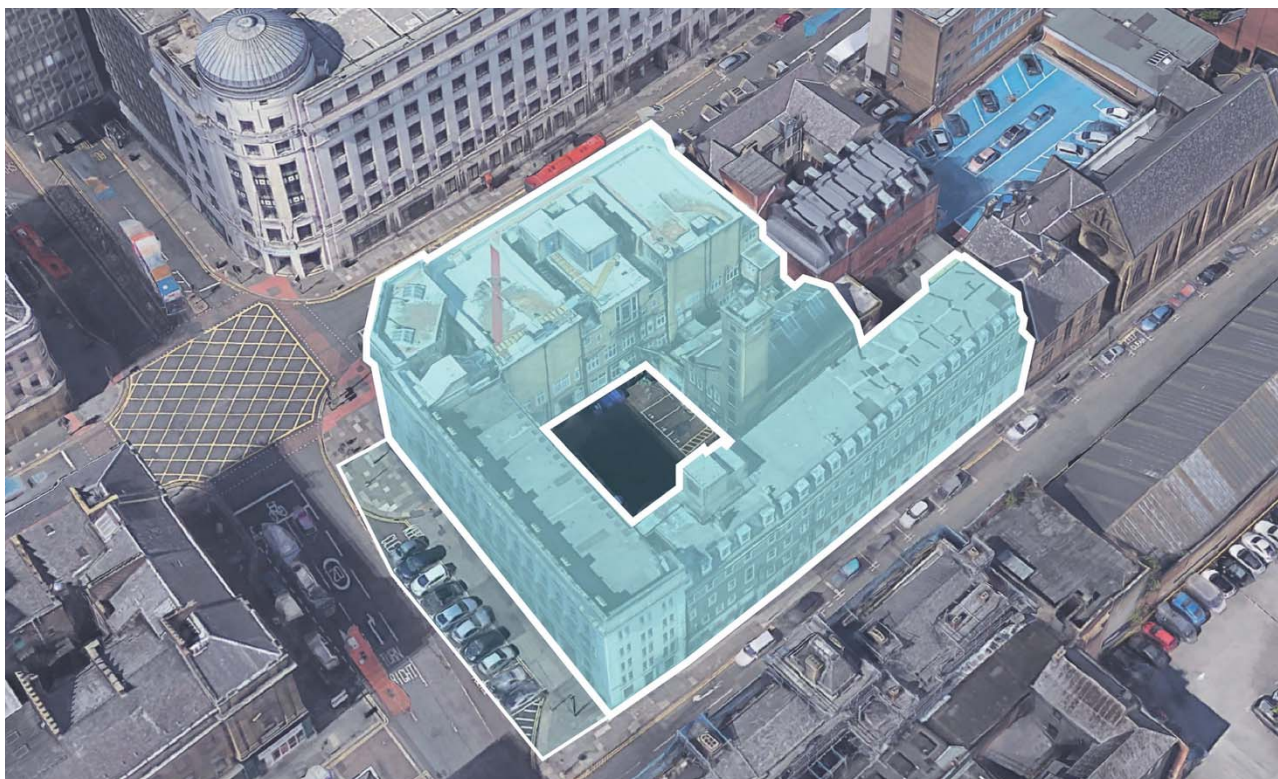


Unique opportunity to deliver an exciting hotel and food & beverage offer in a substantial, iconic, former Fire Station and Police Station in Newcastle City Centre.

east pilgrim  
street







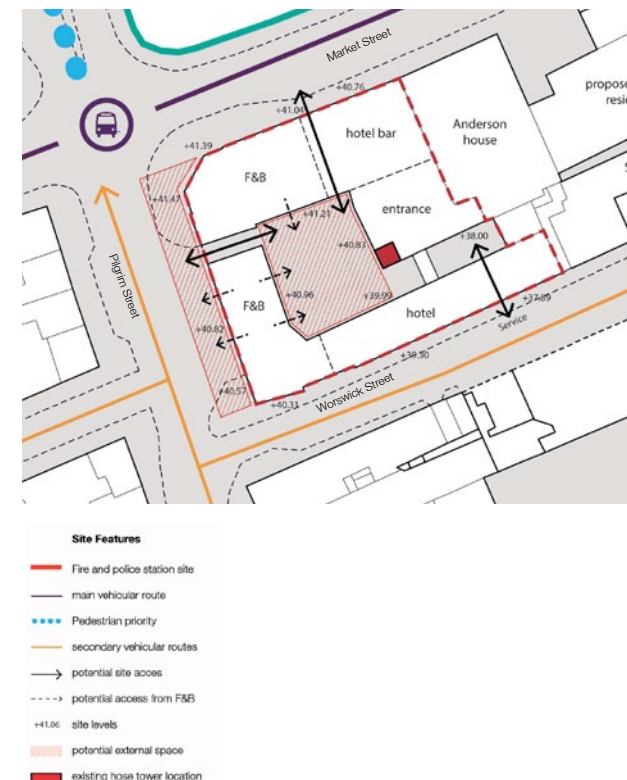
## The Opportunity

GVA are instructed to offer experienced hotel operators a unique opportunity to deliver a very exciting full service hotel business together with an outstanding food and beverage offer within the impressive, Grade 2 Listed, iconic former Fire Station and Police station buildings which are located in the heart of Newcastle City Centre.

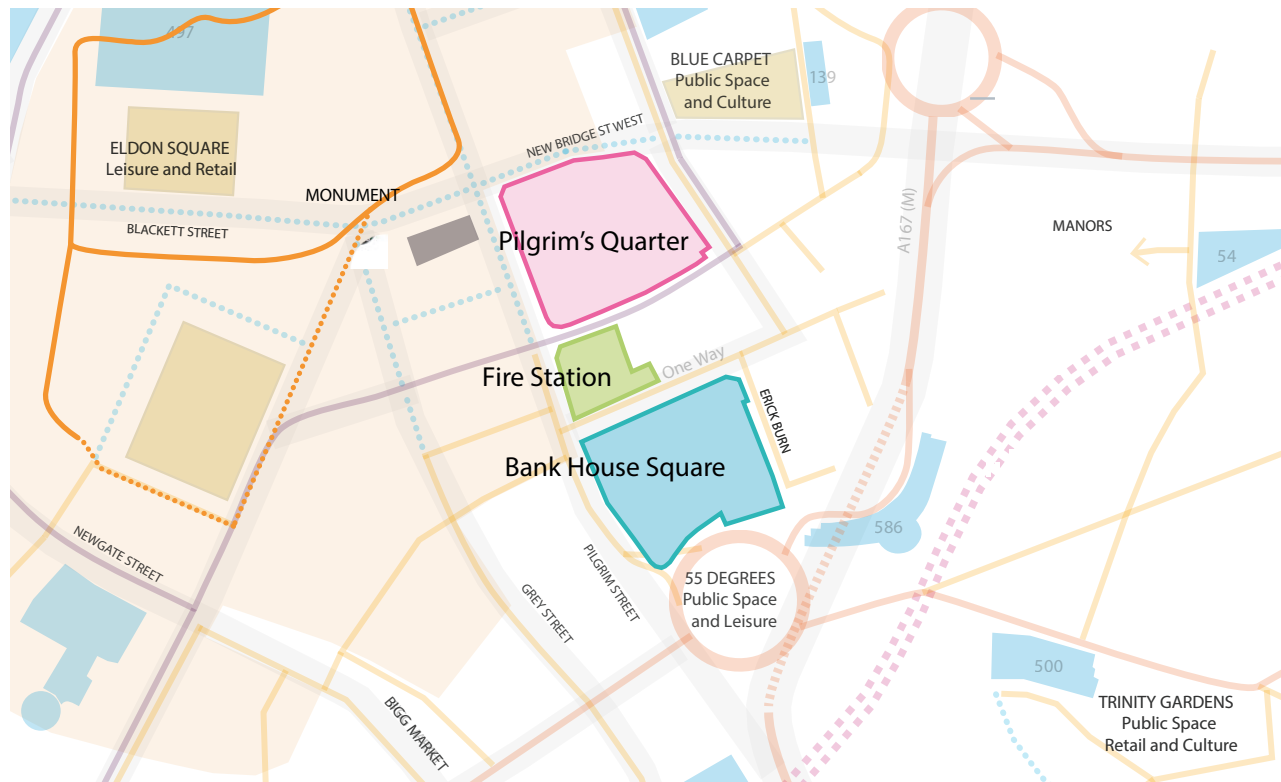
Our clients are prepared to offer interested parties a shell and core building to lease subject to agreement.

## Location

The Fire Station and Police station buildings sit within the East Pilgrim Street area, to the east of Newcastle City Centre and rest on the west of the central motorway. The building sits on a prominent corner site defining an urban block with Pilgrim Street to the west and Worwick Street to the south. The building is part of a complex containing a now disused Fire Station and Police station. The site is located in the context of proposed public realm improvements to the East Pilgrim Street area, to facilitate traffic calming, improved pedestrian access and, activity, with improved cycle connections. The diagram and sketches within this document set out an aspirational view of the urban context.



Possible redevelopment option



CAD visualisations of possible F&B spaces

## East Pilgrim Street Masterplan

The site is situated within the East Pilgrim Street masterplan area which is solely owned by our client, and forms a single block located at the centre of the linear development area in close proximity to Newcastle City Centre's prime retail and leisure destinations of Grey Street, Eldon Square, Northumberland Street and Monument Mall. Newcastle City Council has prepared a development framework which includes the pedestrianisation of roads surrounding 'Pilgrims Quarter' and public realm improvements along Pilgrim Street. Briefly the wider masterplan will include the following uses:

### Pilgrims Quarter (Northern Block)

600,000 sq. ft. of mixed use retail and leisure at the heart of the City Centre, the development will include commercial (B1) and potential residential development (PRS) as well as circa 600 car parking spaces.

### The Old Fire Station (Middle Block)

100,000 sq. ft. of hotel and F&B redevelopment providing a boutique hotel, dining and destination restaurant offer adjacent to the City's key cultural venues, and the established leisure quarter.

### Bank House Square (Southern Block)

Up to 450,000 sq. ft. of mixed use accommodation including B1, commercial, ancillary retail/leisure, residential and high quality public realm. It is anticipated that planning consent for the first building will be secured by early 2018 with commencement of development by Spring 2018.



## Building Description

Our clients and their advisors have held preliminary discussions with Newcastle City Council, Planning and Heritage and Urban Design Officers responding for development within this portion of the city with a view to developing and converting these Grade 2 Listed buildings.

The Fire and Police station buildings vary in height from five storeys to the west to six storeys to the east as Worswick Street and Market Street drop towards Carliol Square. The existing building is thought to be in situ reinforced concrete frame, which tie the front and rear facades together. We understand that there are no intermediate supporting columns. The Pilgrim Street upper floors sit on a series of transfer beams that allow the fire appliance room to be column free. With typical floor to height across the building is 2.8m. The floor to floor height in the ground floor fire engine bay and first floor is between 5.4m and 5.8m

Both the external fabric and internal fittings present various opportunities and also some constraints for the development.

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## Gross Internal Areas

We understand that the fire and police station buildings provide a potential developable area of 9,659 sq.m. including an element of new build.

All existing areas are gross internal, taken to the inside face of the existing external walls.

## Accommodation/Feasibility Study

Possible accommodation could incorporate a trend led dining concept.

An initial concept design including various options for the building are available upon request.

## Services

We understand that all mains services are able to be connected.

## Tenure

Leasehold.

## Viewing

Viewing arrangements are strictly by appointment through the vendors sole selling agents GVA.

## Data Room

An online data room has been prepared for this property. For access to the data room please contact Martin Davis or Ray Minto of GVA.

<http://eastpilgrimstreet.gva.co.uk>

## Further Information

For further information contact:



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