



## THE TOWER

SALLYPORT TOWER, TOWER STREET, NEWCASTLE UPON TYNE, NE1 2HY

**CREATIVE SPACE / OFFICE ACCOMMODATION**

153.19 SQ M (1,649 SQ FT)

# FOR SALE

Offers Over £495,000

## Bradley Hall

## DESCRIPTION

An exceptional opportunity to acquire a landmark property in the heart of Newcastle, prominently positioned with panoramic views across the River Tyne and Newcastle's famous bridges.

The Tower is a striking historic stone building arranged over ground and first floors, built into what remains of Newcastle's medieval city wall, specifically one of its surviving gate towers. Originally constructed between the 13th and early 14th centuries, these walls once encircled the city, and this tower (Sallyport Tower).

The property offers a rare combination of character, heritage, and modern usability, making it highly attractive for investors, creative / wellbeing operators or owner-occupiers.

## KEY SPECIFICATION

- Rare opportunity to purchase a standalone character property
- City centre location
- Grade 1 Listed Building
- Onsite parking and enclosed courtyard and orchard
- Unique heritage architecture with panoramic views across the River Tyne and iconic Tyne Bridge

## USE

The property may be suitable for alternative uses, subject to planning permission.



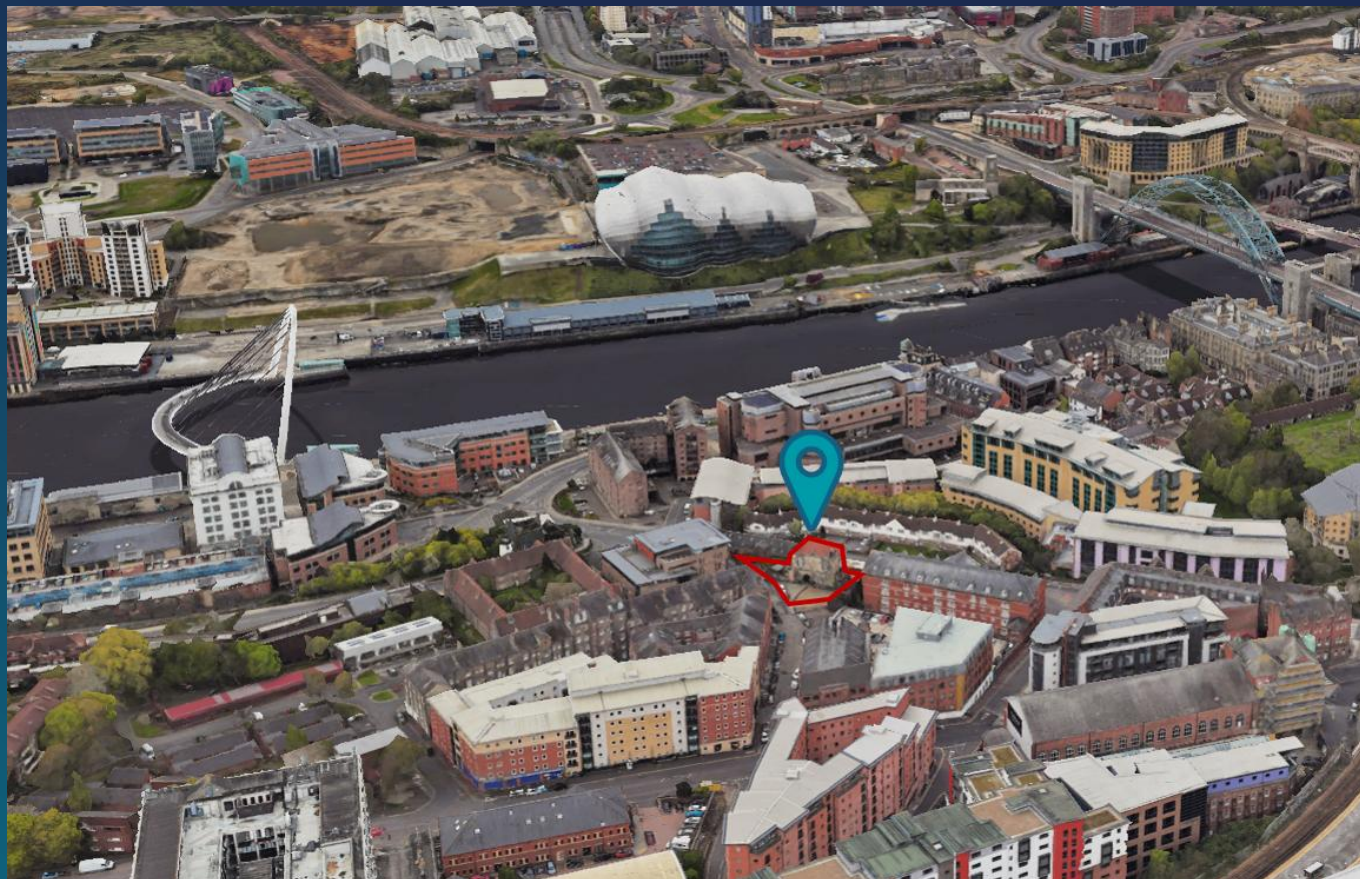
DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor	61.31	660
First floor	91.88	989
<b>TOTAL</b>	<b>153.19 sq m</b>	<b>1,649 sq ft</b>

## LOCATION

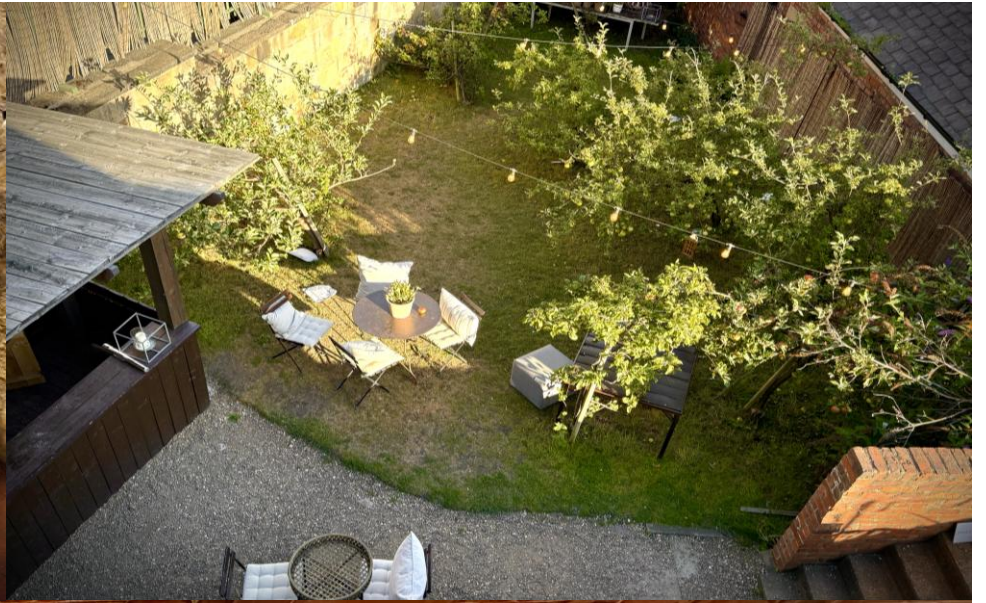
Nestled in the very heart of Newcastle upon Tyne, The Tower enjoys a prime location at the junction of Tower Street and Garth Heads, giving visitors both historical significance and excellent access to the city's amenities. Within a five-minute walk you can reach the Quayside, one of Newcastle's most vibrant districts, the Millennium Bridge and the BALTIC Centre for Contemporary Art, while Newcastle Castle and St. Nicholas' Cathedral are less than ten minutes away on foot.

A rare benefit for a city-centre property, The Tower offers on-site parking, providing added convenience for both occupiers and visitors. This unique feature, combined with excellent public transport links, enhances accessibility in a location where parking is typically limited. Transport links, include Manors and Monument Metro Stations, Newcastle Central Station, and the A167(M), ensuring convenient access by both road and rail.

From its elevated vantage, The Tower offers stunning panoramic views of Newcastle's iconic bridges over the River Tyne, providing an unrivalled backdrop. Despite its central position, The Tower retains a sense of seclusion and exclusivity, offering a unique combination of central convenience and intimate, tucked-away character.



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## TERMS

The property is available by way of long leasehold for a term of 125 year from 17<sup>th</sup> August 2015, for offers over £495,000.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## RATING

The property is currently exempt from business rates, offering a significant saving for an occupier or operator and enhancing the overall affordability of this unique commercial opportunity.

## VIEWING

Please contact Bradley Hall's Commercial Agency Team to arrange a viewing of this property.

## CONTACT

Tel: 0191 232 8080

### SURVEYOR

Lucy Mouter

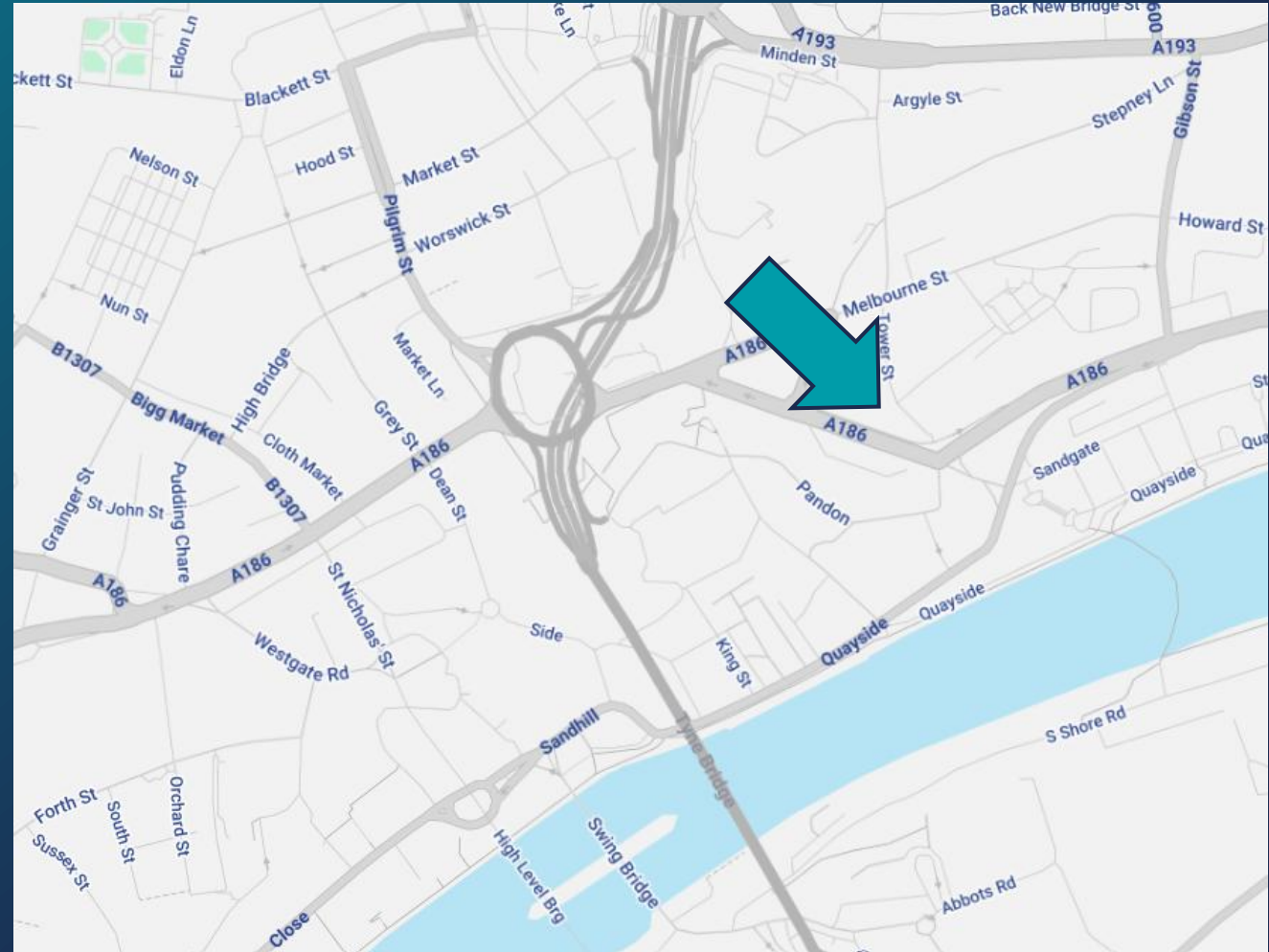
Lucy.mouter@bradleyhall.co.uk

### SURVEYOR

William Reavley

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### 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.