





### Key Points

- Quayside Location
- Grade II Listed Building
- Asking Rent: £16,000 per annum exclusive
- Subject to Contract

### Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles North West of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the South East, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The property is located beneath the Tyne Bridge in the ever-popular Quayside area of the city on Queen Street at the junction Lombard Street and Dean Street. The property is in close proximity to Manors Metro Station and approximately a 10-minute walk to Newcastle Central Station. Additionally, the Quaylink bus route provides a regular service between the city centre and the East of the city. Commercial opportunities situated on the Quayside are currently in high demand and even more so now with the plans that Sage has to deliver a 12,500 capacity international arena, exhibition and conference centre which is estimated to attract circa 1 Million annual visitors to events accompanied with creating 2,000 new jobs in the area. The proposed development is on the Gateshead side of The River Tyne only a short walking distance from the subject property. Further information in relation to the arena can be obtained by following the link below:

[The Sage - International Arena & Business Centre | Sage UK](#)

Occupiers in the immediate vicinity include Hard Rock Café, Aveika, Bridge Tavern, Kai Kai, Dobson & Parnell and Babucho along with numerous other national and regional operators.





## Description

The subject property provides a self-contained retail unit offering a spacious retail sales area at ground floor level with kitchen, office and WC facilities at basement level. The overall building comprises a Grade II listed traditional mixed-use property of masonry construction with a sandstone façade arranged over five floors. The upper floors are predominantly used as office accommodation. The retail unit also benefits from a prominent glazed frontage allowing good levels of natural light to enter internally.

## Accommodation

We understand that the property has an approximate Net Internal Floor Area as follows:

Description	sq m	sq ft
GF Retail Sales Area	71.50	770
BST Kitchen & Office	55.70	600
<b>Total</b>	<b>127.20</b>	<b>1,369</b>

## Asking Rent/Lease Terms

The property is available by way of an effective Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £16,000 (Sixteen Thousand Pounds) per annum exclusive of VAT, subject to contract.

## Use/Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Authority, Newcastle City Council.



## **Service Charge & Insurance**

A service charge is payable to cover the cost of the maintenance of the exterior structure and common parts. Further details available upon request.

The Landlord is responsible for insuring the building and recovering the premium from the Tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.

## **Business Rates**

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value:	£14,250
Rates Payable:	£7,110.75 (Estimated)

The National Non-Domestic Rating Multiplier is set at 54.6 pence in the pound for rateable values above £51,000 and 49.9 pence in the pound for rateable values below £51,000 for the rates year 2024/25.

Interested parties may be able to qualify for small business rates relief however we would recommend that contact is made with the Local Rating Authority (Newcastle City Council) in order to verify the accuracy of this information and rates payable.

## **Energy Performance Certificate**

The property currently has an Energy Asset Rating of Band B (49) and the EPC is valid until 23 May 2033. A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)

## **Services**

We understand that the property benefits from water and electrical connections, however, any interested party is advised to make their own investigations with regard to this matter.

## **Anti Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

## **VAT & Legal Costs**

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to be responsible for their own legal costs incurred throughout any transaction.

