

FOR SALE – MAY LET

12 Close, Quayside, Newcastle upon Tyne, NE1 3RE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Quayside premises for sale/to let
- Total size of 346.93m² (3,734.33ft²)
- Prominent Quayside location
- EPC Rating F132
- Arranged over 4 floors
- Popular leisure destination

Offers in excess of £695,000

LOCATION

The subject property is located on Close which links with Sandhill in Newcastle upon Tyne city centre. The Close forms part of Quayside and is a popular leisure and business destination in Newcastle and has surrounding occupiers including Waterside Hotel Newcastle, Popolo Newcastle and Sambucas.

The property benefits from being within close proximity to Tyne Bridge and Swing Bridge, making it easily accessible. There are also bus stops 0.1 mile away and Central Train and Metro Stations are 0.4 miles away.

DESCRIPTION

The subject property comprises an end terrace building of brick construction providing accommodation over 4 floors.

The ground floor provides street level access and benefits from three large fixed windows.

The ground and first floors provide large, open plan floor plates. The 1st, 2nd and 3rd floors benefit from large sash windows giving views that overlook the River Tyne.

ACCOMMODATION

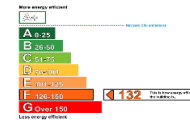
Ground floor	85.19m ²	917ft ²
First floor	108.86m ²	1,172ft ²
Second Floor	87.53m ²	942.17ft ²
Third Floor	65.35m ²	703.42ft ²
Total	346.93m²	3,734.33ft²

RATING ASSESSMENT

We have been unable to obtain a current Rateable Value for this property, interested parties should confirm the current position with the Local Authority.

EPC RATING

F132



TERMS

The property is also available by way of Freehold and offers are invited in excess of £695,000 (Six Hundred and Ninety Five Thousand Pounds).

The ground and first floors may also be available by way of a new lease with terms to be agreed at £50,000 (Fifty Thousand Pounds) per annum.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Jamie Wales at Bradley Hall.

Tel: 0191 232 8080

Email: jamie.wales@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



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
1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Bus stops located 0.1 mile away



0.4 miles from Central Train and Metro Stations



200ft from Bridge Street
0.3 miles from Tyne Bridge



7 miles from Newcastle International Airport