

**ATTRACTIVE PERIOD  
OFFICE BUILDING  
FOR SALE/TO LET**

**GAVINBLACK**  
— & PARTNERS —



**174 NEW BRIDGE STREET, NEWCASTLE UPON TYNE,  
NE1 2TE**

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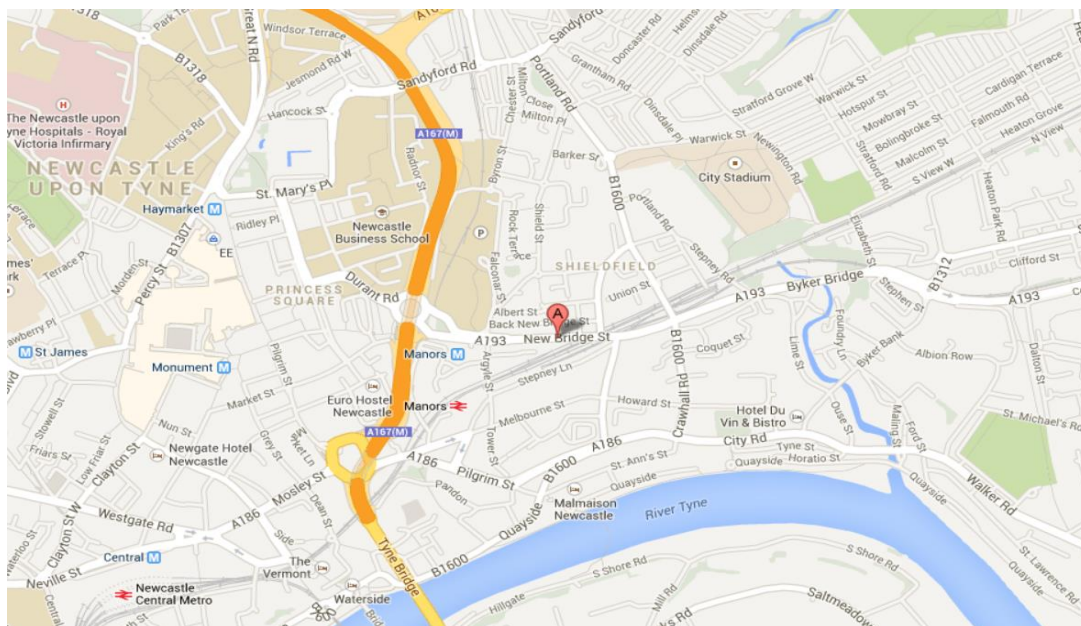
**1,638 Sq Ft (152.17 Sq M)**

**CONTACT**

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# 174 NEW BRIDGE STREET, NEWCASTLE UPON TYNE, NE1 2TE



## LOCATION

The property is well located on the south side of New Bridge Street (A193) close to the junction with Falconer Street and Argyle Street. The property is therefore in the immediate vicinity of the new University of Northumbria Campus and various Halls of Residence.

The property is also within walking distance of the City Centre (half a mile to the west) and New Bridge Street connects directly with the A167(M) which leads to the Tyne Bridge and the A1.

## DESCRIPTION

The property is of brickwork construction with painted render and a pitched tiled roof. The premises have recently been refurbished and provide modern office accommodation whilst retaining period features.

There is a private car park at the rear for 3 cars as well as plenty of pay and display car parking nearby.

## ACCOMMODATION

The property has the following approximate net internal floor areas:

	Sq Ft	M <sup>2</sup>
<b>2<sup>nd</sup> Floor</b>		
Office 1 (rear)	188	17.46
Stairs to Attic		
Attic Room	167	15.48
<b>Total 2<sup>nd</sup> Floor</b>	<b>355</b>	<b>32.94</b>
<b>1<sup>st</sup> Floor</b>		
Office 1 (rear)	177	16.42
Lobby	15	1.38
Office 2 (front)	374	34.70
<b>Total 1<sup>st</sup> Floor</b>	<b>565</b>	<b>52.50</b>
<b>Ground Floor</b>		
Ladies and Gents WC's		
Kitchen	106	9.85
Lobby	33	3.07
Front Office	274	25.43
<b>Total Grnd Floor</b>	<b>413</b>	<b>38.35</b>
<b>Basement</b>		
Staff Room	261	24.25
Store Room	45	4.13
<b>Total Basement</b>	<b>306</b>	<b>28.38</b>
<b>GRAND TOTAL</b>	<b>1,638</b>	<b>152.17</b>

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## LEASE TERM

The accommodation is available by way of a full repairing and insuring lease for a term to be agreed.

## QUOTING RENT/PRICE

£18,000 per annum exclusive of VAT and business rates. Offers are invited for the freehold interest.

## RATES

According to the Valuation Office Agency website the property has an adopted Rateable Value of £11,000. Based on the current small business multiplier rate in the pound 49.1p, rates payable will be approximately £5,126 but prospective tenants should make their own enquiries.

## LEGAL COSTS

Both parties are to bear responsibility for their own costs in the transaction.

## 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 tenant.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## VIEWING

Strictly by appointment with the Sole Agent.

### Energy Performance Certificate Non-Domestic Building



Phoenix Training & Development Ltd  
Phoenix House, 174 New Bridge Street  
Newcastle Upon Tyne  
NE1 2TE

Certificate Reference Number:  
0430-0837-9559-7321-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

92 This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 236  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 48.12

#### Benchmarks

Buildings similar to this one could have ratings as follows:  
28 If newly built  
75 If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

**Disclaimer:** These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.