

# For Sale by Informal Sealed Tender

Moot Hall  
Castle Garth  
Newcastle  
upon Tyne  
NE1 1RQ



- Unique opportunity to acquire one of Newcastle's most iconic buildings
- Licenced for wedding ceremonies, conferences & seminars
- 28 on-site car parking spaces
- 1,474 sq. m (15,868 sq. ft.) of accommodation
- Informal sealed tenders sought by **noon 29th April 2019**

## Moot Hall, Castle Garth, Newcastle upon Tyne

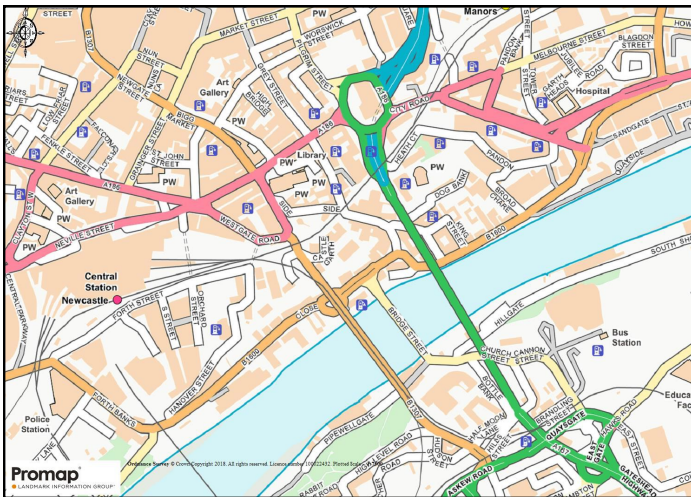
### Location

The property is located on Castle Garth within the centre of Newcastle upon Tyne, the commercial and administrative capital of the North East of England.

Road access to Castle Garth is provided by St Nicholas' Street via the A186, in turn connecting onto the A167 (M), the principal link road running through the City centre.

The property is located within a three minute walk of Newcastle Central train station which provides daily connections to a number of key national destinations including London Kings Cross and Edinburgh, as well as over 60 regional destinations including Sunderland via the North East Metro.

The property is located in close proximity to the Stephenson Quarter regeneration area which has experienced considerable investment in recent years with the development of the Crown Plaza Hotel, the Forge 'Build to Rent' residential building and the UTC College. The longstanding and ever-popular Quayside leisure destination is located in close proximity to the south east.



### Description

The property comprises an attractive detached court building dating from 1812, benefiting from unrivalled views over the Tyne Bridge and the River Tyne. It is of stone construction comprising three storeys arranged beneath a hipped roof including elements of glazing, bounded by a parapet.

The main entrance to the northern elevation has an attractive pillared portico with stone steps leading to a grand double swing wooden door with stud detailing.

The main entrance leads to a double height lobby area with a central staircase providing access to the first floor balcony and offices. At either side of the lobby there are court rooms which benefit from decorative internal wooden panelling.

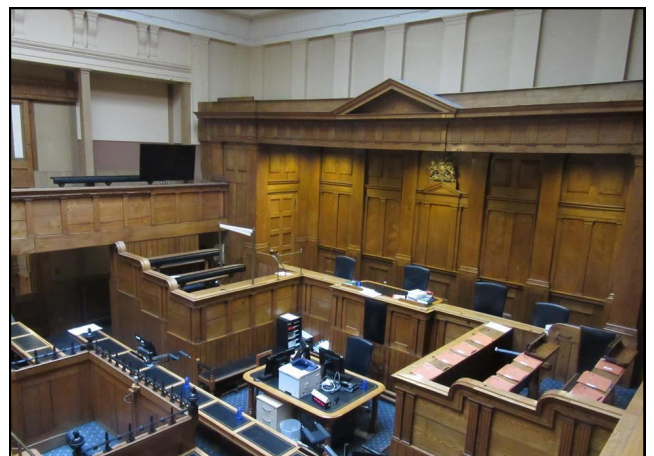


The first floor of the property provides a number of offices and meeting rooms. There are a range of period features at this level including original fireplaces and washroom facilities.

The basement is accessed from both the first floor public areas and the court room via timber staircases and comprises male and female cells, consultation rooms, and a kitchen.

Externally the building benefits from 28 car parking spaces which are currently used by the operational court, and a further 14 spaces which are currently used by the neighbouring Vermont Hotel under a covenant on the Freehold Title. The building also benefits from having a licence to host wedding ceremonies, public conferences and seminars.

The site extends to circa. 0.32 hectares (0.79 acres) and is bounded by a mix of stone walls, gates and railings.



## Moot Hall, Castle Garth, Newcastle upon Tyne



### Floor Area

The accommodation of the building comprises the following approximate areas:

| Floor        | Sq. ft.       | Sq. m.       |
|--------------|---------------|--------------|
| Basement     | 4,854         | 451          |
| Ground       | 7,075         | 657          |
| First        | 3,939         | 366          |
| <b>Total</b> | <b>15,868</b> | <b>1,474</b> |

### Planning

The site is unallocated for any specific use within Newcastle City Council's Core Strategy and Urban Core Plan (2015). The existing use of the building is D1 Non-Residential Institutional. The building is located within the Central Newcastle Conservation Area, a World Heritage Site, is classified as a Scheduled Ancient Monument and is Grade I Listed. All interested parties should direct their enquiries to Newcastle City Council's Planning Department.

### Tenure

The property is to be sold on a Freehold basis incorporating a sale and lease-back to the Vendor on terms to be agreed. As a minimum requirement, the vendor shall remain in occupation until December 2022 at a peppercorn rent.

### VAT

The property is elected for VAT.

### Information Pack

An information pack is available upon request which includes Title Information, layout plans and a bid pro forma.

### Viewings

All viewings are by appointment only through Avison Young.

### Method of Disposal

Avison Young is instructed to dispose of our client's Freehold interest by way of an Informal Tender. Bids are requested by **noon Monday 29th April 2019**. Tenders should be posted direct to the following address:

FAO: Glenn Laws  
Avison Young, Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

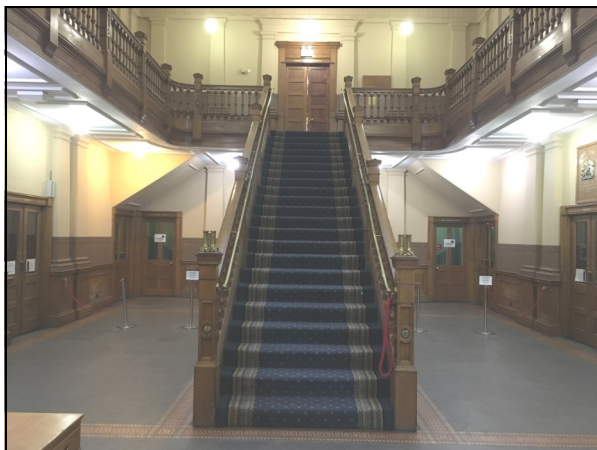
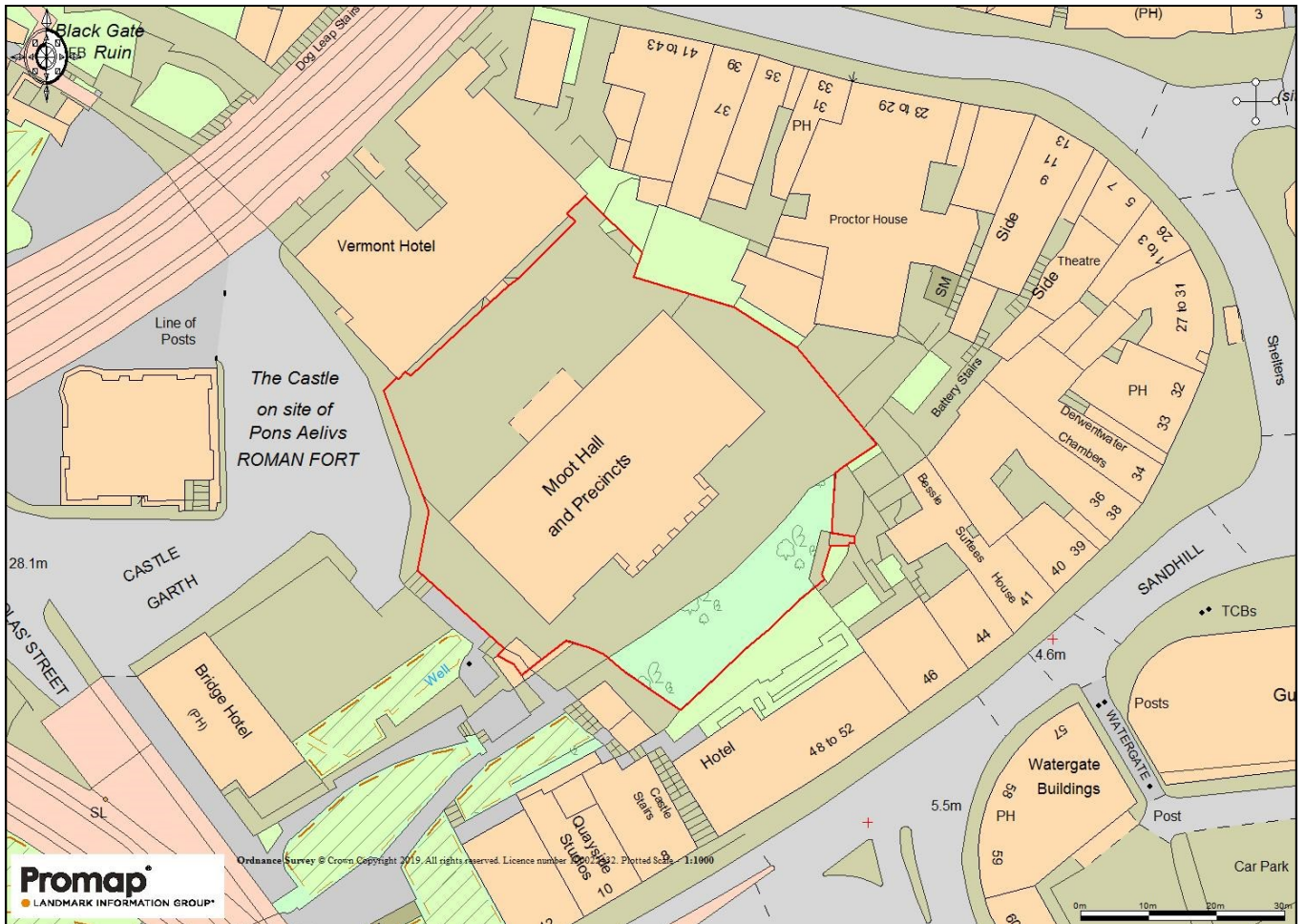
Alternatively, bids can be emailed to:

[glenn.laws@avisonyoung.com](mailto:glenn.laws@avisonyoung.com) or  
[tony.wordsworth@avisonyoung.com](mailto:tony.wordsworth@avisonyoung.com)

Bids should clearly stipulate any conditions attached to them. Each party is to be responsible for their own legal and surveyors costs incurred in the transaction, plus any disbursements and VAT thereon. **Please note that our client is not obliged to accept the highest or indeed any offer.**



## Moot Hall, Castle Garth, Newcastle upon Tyne



For further information or an appointment please contact:

**Glenn Laws**  
 Tel: 0191 269 0064  
 Email: [glenn.laws@avisonyoung.com](mailto:glenn.laws@avisonyoung.com)

**Tony Wordsworth**  
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 Email: [tony.wordsworth@avisonyoung.com](mailto:tony.wordsworth@avisonyoung.com)

**Avison Young**  
 Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

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