



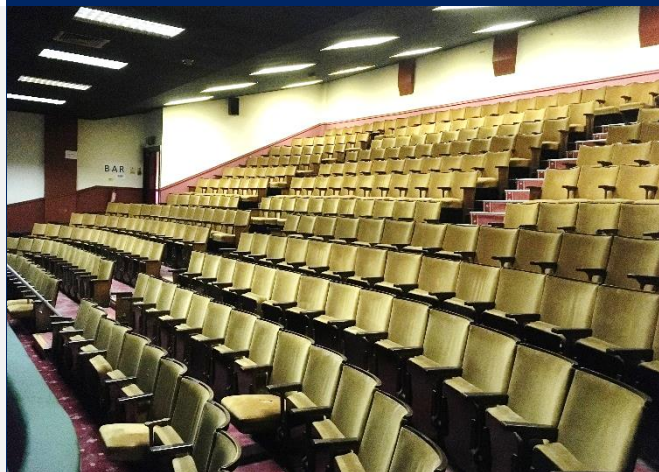
Sanderson
Weatherall

TO LET LICENCED EVENT CENTRE



123 Scrogg Road, Walker, Newcastle upon Tyne NE6 2BR

sw.co.uk



Licensed Premises

New FRI lease available with terms to be agreed

Asking Rent: £28,000 pax

Subject to Contract

Location

Walker is a residential suburb of Newcastle upon Tyne located approximately 1 ½ miles east of Newcastle City Centre. The area is predominantly low value, mainly ex Local Authority housing inter mixed with industrial estates particularly on the north bank of the River Tyne.

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 is 7 miles north west of the City Centre and 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 subject property is located on Scrogg Road, close to the junction of Welbeck Road and in the heart of a densely populated residential area. Nearby occupiers are primarily local retailers and residential in nature.

Description

The subject property was originally used as a cinema, however, more recently used for live events including music, sporting events and social occasions. The property also has a 500 person capacity and benefits from a full alcohol licence. The ground floor comprises a reasonable sized entrance foyer with the inclusion of bar area and WC facilities. The main hall is of open plan nature for the erection of a stage and standing audience. The upper floors provide a gallery seating area accessible via a designated staircase overlooking the main performance space. The upper floors also provide WC facilities. The basement level provides ancillary storage space and is accessible to the rear elevation. Viewings are highly recommended.

Premises Licence

Monday to Saturday 9 a.m. until 11.30 p.m.

Sunday 9 a.m. until 10.30 p.m.

Lease Terms

The premises are available on a new full repairing and insuring lease for a term of years to be agreed, subject to contract.

Asking Rent

£28,000 per annum exclusive of VAT.

Planning

The subject property has consent for D2 Use Class under the Town and Country Planning Use Classes Order 1987. Alternative uses may be suitable subject to obtaining necessary planning consent.



Accommodation

We understand that the accommodation provides the following approximate gross internal floor area:-

675 sq m (7,265 sq ft)

The total site area is 0.12 hectares (0.29 acres)

Rates

The property is currently listed within the 2017 Rating List as follows:-

Rateable Value £10,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

VAT

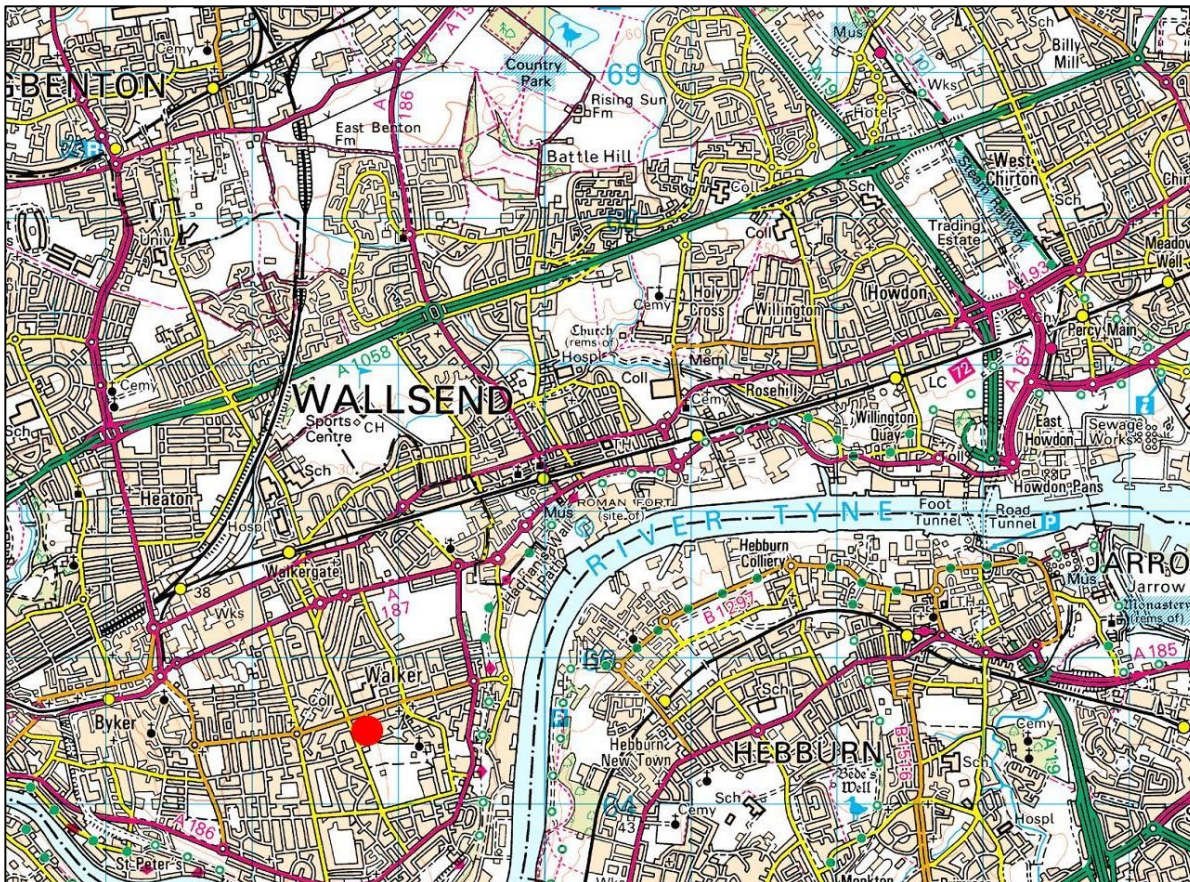
All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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

Energy Performance Certificate

The property has an Energy Performance Asset Rating of Band D (92). A full copy of the EPC is available upon request if required.



Strictly by prior appointment with the agents:

Mark Convery

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Or alternatively via our joint agent:

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