

Office Space To Let

14 Pilgrim Street, Newcastle upon Tyne, NE1 6QG

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- City centre office space
- Total size of 141m² (1,515ft²)
- Arranged over four floors
- Awaiting EPC Rating
- Suitable for a variety of uses STPP
- Prominent city centre location

Rent of £15,000 per annum

LOCATION

The subject property is located on Pilgrim Street in Newcastle upon Tyne city centre. Pilgrim Street is a main road through Newcastle upon Tyne that links Tyne Bridge with city centre. Pilgrim Street is a popular business, retail and leisure location and is prominently located close to Northumberland Street and New Bridge Street and is opposite the newly developed STACK Newcastle.

The property benefits from having a bus stop directly outside and is conveniently located just a short walk from Monument Metro Station and into Eldon Square.

DESCRIPTION

The subject property comprises office accommodation arranged over first, second, third and fourth floors. The accommodation is currently occupied as a yoga studio and beauty salon with the 4th floor currently used for storage. There are communal kitchen and WC facilities on the split-level floors with the main entrance providing direct access from Pilgrim Street.

The premises may be suitable for a variety of uses STPP.

ACCOMMODATION

First floor	45m ²	484ft ²
Second floor	36m ²	387ft ²
Third floor	30m ²	322ft ²
Fourth floor	30m ²	322ft ²
Total	141m²	1,515ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Offices and Premises	£6,800	£3,264

We are advised that the rateable value of the premises as at 1 April 2017 is £6,800 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

Awaiting EPC Rating

TERMS

The property is available by way of a new lease with terms to be agreed at £15,000 (Fifteen 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 or Nicholas Bramwell at Bradley Hall.

Tel: 0191 232 8080
Email: jamie.wales@bradleyhall.co.uk

Tel: 0191 232 8080
Email: nicholas.bramwell@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. 6140702
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located outside of the property



450ft from Monument Metro Station



0.2 miles from Tyne Bridge
 0.2 miles from A167(M)
 300ft from Northumberland Street



7 miles from Newcastle International Airport