



## **TO LET/ MAY SELL**

**Prime Leisure  
Opportunity**

**The Kenilworth Hotel  
44 Osborne Road  
Jesmond  
Newcastle upon Tyne  
NE2 2AL**

- 13 Bed Hotel
- Leisure Opportunity
- Prime location
- £90K pa Asking Rent
- Freehold interest available STC

### Location

The subject property is located on Osborne Road which is approximately 1 mile from Newcastle City Centre. Jesmond is a residential suburb and is split into Electoral Wards just north of the city centre. It is adjacent to the east side of the town moor and provides both pedestrian and cycle paths to Spittal Tongues and the City's two main University Campus' (Northumbria and Newcastle).

Jesmond has an overall population of approximately 12,000. The areas principal commercial area forms around Osborne Road, Acorn Road and St George's Terrace, the former being dominated by good leisure facilities such as hotels, bars, shops and cafés.

West Jesmond Metro Station is a short distance away, whilst there are also good road links in place which are easily accessible via the A167 and A1058.

### Lease Terms

The premises are available on a new Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of **£90,000 per annum** exclusive.

Alternatively our client may be prepared to sell the freehold interest for offers in excess of £1.1 million, subject to contract.



### Description

The property is of brick construction under a pitched tiled roof which incorporates two dormer windows. The ground floor comprises a commercial leisure unit currently trading as RU Bar.

The upper floors comprise a 13 bed hotel currently operating as the Kenilworth Hotel. Each room is fitted to a good standard including en-suite facilities in each individual room. The bar area also benefits from a double fronted external terrace facing directly onto Osborne Road.

Internally to the rear elevation of the Bar area there is a hotel bedroom which could be converted into leisure space to create a larger floor plate if necessary.

Externally to the rear elevation the property also benefits from having 11 allocated parking spaces on site.

### Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor area:

<b>Ground Floor Bar</b>	<b>174.96 sq m</b>	<b>1,883 sq ft</b>
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### Rateable Value

With effect from the 1 April 2017 we understand the property is assessed for rating purposes as follows:-

**Rateable Value £19,500**

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

### VAT

All rents are deemed exclusive of VAT.



### Legal Costs

Each party to bear their own legal costs incurred in the preparation and settlement of any lease documentation together with any VAT thereon.

### Planning

The property currently has consent for a Hotel under C1 use class of the Town and Country Planning Use Classes Order 1987 and benefits from a late alcohol licence, however alternative uses may be considered subject to planning.



### Energy Performance Certificate

The Energy Performance Asset Rating is Band C (63). A full copy of the EPC is available for inspection if required.

### Key Points

- Popular leisure destination
- Very accessible from Newcastle City Centre
- Close to Metro Links & Universities
- On site car parking (11 spaces)
- Client may be prepared to sell the freehold interest subject to contract.





### Viewings and Further Information

Strictly by prior appointment with the agents:

**Contact:** Mark Convery  
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**Contact:** Kevin McGorie  
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Alternatively, via our joint agents, McGillivrays:

**Contact:** Magnus McGillivray  
**Tel No:** 0191 261 2525

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June 2017