

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

# PRIME LEISURE INVESTMENT FOR SALE

THE UNION ROOMS, 48 WESTGATE ROAD, NEWCASTLE UPON TYNE, NE1 1TT



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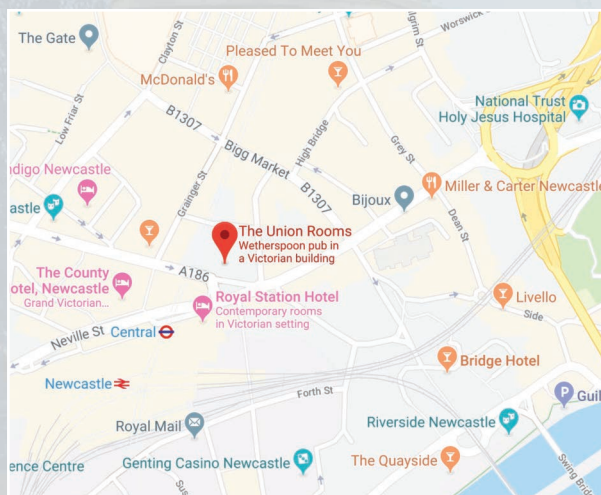
## INVESTMENT SUMMARY

- Detached 19th Century building
- Total size of 1,741m<sup>2</sup> (18,740ft<sup>2</sup>)
- Prominent city centre location
- Arranged over basement, part ground, part first and part second floors
- Potential to develop the upper floors STPP
- Let to Cyclone (Newcastle) Limited
- Personal guarantee until 2022
- Passing rent of £200,000 per annum exclusive
- Freehold available with price on application

## LOCATION

The subject property is located on Westgate Road in Newcastle upon Tyne city centre. The property is prominently located at the junction which joins with Neville Street and Collingwood Street and is only 0.1 mile from Central Train and Metro Stations.

The property is situated within a popular business, retail and leisure location with surrounding occupiers including Hampton by Hilton, County Hotel, Revolution, Jalou and Head of Steam, as well as being adjacent to Vita Student accommodation.



## DESCRIPTION

The subject property comprises a detached, 19th Century building which is arranged over five floors. The basement, part ground, part first and part second floors are currently operating as a public house. There is the opportunity to develop the upper floors which may be suitable for a variety of uses, including hotel use, subject to obtaining necessary planning permission.

## EPC

G156

## TERMS

The accommodation is available by way of freehold with the price available on application.

## 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.

## 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 **Nicholas Bramwell at Bradley Hall.**

Tel: 0191 232 8080

Email: [nicholas.bramwell@bradleyhall.co.uk](mailto:nicholas.bramwell@bradleyhall.co.uk)



Bus stops located 350ft away



0.1 mile from Central Train and Metro Stations



Situated on Westgate Road  
0.3 miles from A167(M) and Tyne Bridge



7.2 miles from Newcastle International Airport





## ACCOMMODATION AND TENANCY INFORMATION

Tenant	Occupied area	Rent	Lease Terms	Size
Cyclone (Newcastle) Limited	Basement, Ground, First and Part Second Floors.	£200,000 pax	<ul style="list-style-type: none"> <li>15 years, commencing on 2 January 2019 and expiring on 1 January 2034.</li> <li>Rent review on 2 January 2024 and 2 January 2029 on an upwards only, open market basis</li> <li>Tenant's break option exercisable on 2 January 2029</li> </ul>	1,425.25m <sup>2</sup> (15,331ft <sup>2</sup> )
Vacant space on upper floor				316.75m <sup>2</sup> (3,409ft <sup>2</sup> )
<b>Total</b>				<b>1,741m<sup>2</sup> (18,740ft<sup>2</sup>)</b>

### More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over150

Less energy efficient

156

This is how energy efficient this building is.

### 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.
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1 Hood Street, Newcastle upon Tyne, NE1 6JQ



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