



KnightFrank.com



For Sale/To Let

Queens Lane, Newcastle upon Tyne

- Two storey commercial premises
- Suitable for redevelopment/refurbishment
- City Centre location
- Available either For Sale Freehold or To Let

0191 221 2211

Quayside House, Quayside, Newcastle upon Tyne, NE1 3DX

Over 200 offices worldwide

Situation

The site occupies an elevated position above Newcastle Quayside immediately adjacent to the Turnbull Building and the High Level Bridge. Queens Lane is accessed from St Nicholas Street immediately adjacent to the northern side of the High Level Bridge giving easy access to both the City Centre and Quayside areas. Please see the attached Location Map for further details.

Description

The existing property comprises a two storey industrial/commercial building of brickwork construction with a double pitched steel trussed roof supporting corrugated asbestos sheeting. The lower ground floor area provides a series of open plan and private offices together with studio rooms and stores.

At first floor level there is a large open plan workshop/warehouse area with kitchen, canteen and toilet facilities off together with a roller shutter access door to the rear yard.

Externally, there is a small enclosed yard area to the rear of the property providing a limited amount of car parking together with vehicular access to the loading door.

Services

The property benefits from all mains services. Heating is provided by way of a gas fired boiler serving panel radiators and lighting is predominantly by way of fluorescent strips.

Accommodation

On a gross internal area basis, the property has the following areas:

Lower Ground Floor		
Offices/Stores:	320 m ²	3,444 sqft
Upper Ground Floor		
Workshop/Canteen/WC's:	<u>304 m²</u>	<u>3,277 sqft</u>
Total:	624 m²	6,721 sqft

Rating

From our inspection of the Inland Revenue website, we note that the property has a Rateable Value of £19,000

Planning

Preliminary discussions with Newcastle City Council indicate that the established use of the building is class B1 i.e. offices/light industrial. The site is designated within the Unitary Plan as 'white land' and as such they will consider favourably a re-use or redevelopment of the site for a variety of purposes including mixed use, office or residential but also possibly A3 restaurant use. The Council have also indicated that they may be prepared to allow the development to be built out to the front (south) over land in its ownership provided that a scheme to improve the public areas in front of the property is incorporated.

Interested parties are recommended to make their own enquiries of the Planning Department at the City of Newcastle upon Tyne where the contact is Alisdair Ray on 0191 2778952.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Terms

Our clients are willing to consider offering the property either in its existing condition or refurbished to provide office or studio space, subject to agreement of satisfactory terms.

Alternatively, our clients will consider a sale of their freehold interest in the building and offers are sought in the region of £550,000 subject to contract.

Legal Costs

In the event of a letting, the ingoing party is to meet our client's legal costs in connection with the preparation and execution of the lease.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

December 2008

Seen & Heard Premises
Queens Lane
Newcastle upon Tyne

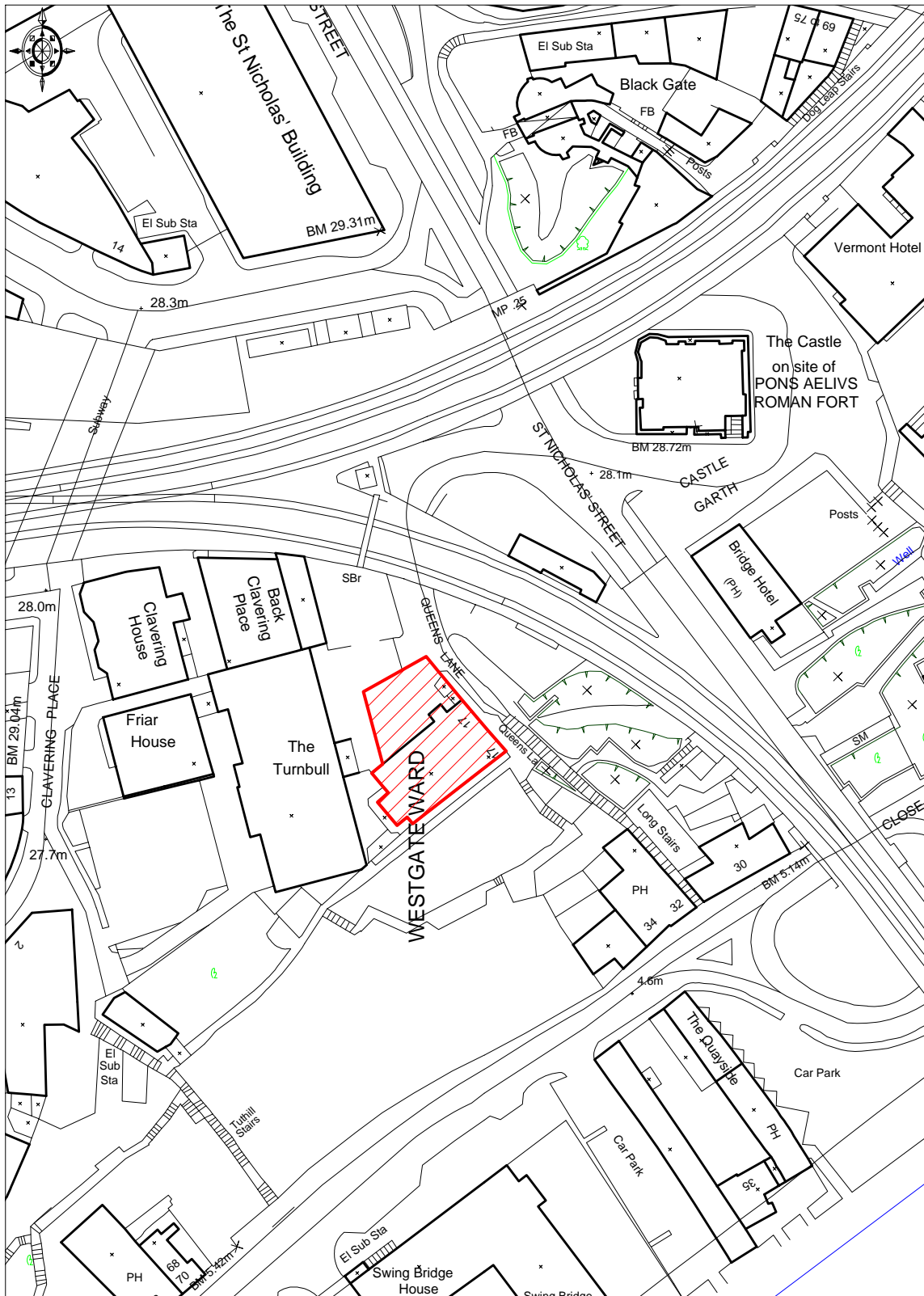


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Seen & Heard 1

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Seen & Heard Premises
Queens Lane
Newcastle upon Tyne



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Seen & Heard

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