

# **Properties available from Newcastle City Council**

## **May 2025**

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**If you need this information in another format or language, please contact us.**

# Where to get help

## General property enquiries

### Property

Newcastle City Council, 9th Floor, Civic Centre, Newcastle upon Tyne, NE1 8QH

Email: [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk)

Website: <https://www.newcastle.gov.uk/property>

## General non-property related business advice

Contact our Capital Investment and Growth Team to find out what help and support may be available to you: [businesssupport@newcastle.gov.uk](mailto:businesssupport@newcastle.gov.uk)

## Other sources of business advice include:

### Business and Intellectual Property Centre

Newcastle City Library (Level 3), Charles Avison Building, 33 New Bridge Street West, Newcastle upon Tyne NE1 8AX

Email: [bipcnewcastle@newcastle.gov.uk](mailto:bipcnewcastle@newcastle.gov.uk)

[www.bipcnewcastle.co.uk](http://www.bipcnewcastle.co.uk)

### Invest Newcastle

c/o The Common Room, Neville Hall, Westgate Road, Newcastle upon Tyne, NE1 1SE

Phone: 0191 440 5751

Email: [invest@ngi.org.uk](mailto:invest@ngi.org.uk)

[www.investnewcastle.com](http://www.investnewcastle.com)

### PNE Enterprise

7-15 Pink Lane, Newcastle upon Tyne NE1 5DW

Phone: 0191 230 6410

Email: [info@pne-enterprise.org](mailto:info@pne-enterprise.org)

[www.pne.org](http://www.pne.org)

### RHWE Ltd

John Buddle Work Village, Buddle Road, Newcastle upon Tyne NE4 8AW

Phone: 0191 226 7979 Email: [info@rhwe.org](mailto:info@rhwe.org)

[www.rhwe.org](http://www.rhwe.org)

## Business Rates Enquiries

Phone: 0191 278 7878 and ask for 'Business Rates'

Email: [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

<https://www.newcastle.gov.uk/businessrates>

## Planning Enquiries

Phone: 0191 278 7878 and ask for 'Planning'

Email: [planning.control@newcastle.gov.uk](mailto:planning.control@newcastle.gov.uk)

<https://www.newcastle.gov.uk/planning>

# Important - please note

**Please make sure that you read and understand the notes below.**

This document has been prepared by the council Property Department who act as the council's agent in the selling or letting of this property.

The information in this document gives a general overview of the property and is only given as a guide. It does not form any part of an offer or contract and you must not rely on this information as statements or representations of fact.

Any descriptions and dimensions we refer to are given only as a guide and are not comprehensive or precise.

You should not take anything in this document as a statement that the property or any services or equipment in the property are in good condition or working order.

The information in this document is given without responsibility and you should not assume that the matters stated in it are accurate. Please make sure you inspect the property and carry out your own investigations before you agree to enter into any contract. You must rely on your own inspections, investigations and enquiries on all matters including planning or other consents.

No one employed by the council has authority to make any promises or representations or give any warranties or assurances about the property.

The property's VAT position may change without notice.

# **Properties available from the City of Newcastle upon Tyne**

## **2016 Asset Programme - Community Asset Transfer**

Newcastle City Council periodically has buildings that may be available for Community Asset Transfer.

For more information about our approach and assets included in the programme, please go to:

<https://www.newcastle.gov.uk/our-city/community-buildings/community-buildings-and-facilities>

Properties may be added to this list so please check back from time-to-time for updates.

## **Use within community centres**

There are community centres across Newcastle that are operated independently from the Council. The Council does not have a full list or contact details but we are aware that many of these hire out space or rooms. You may wish to contact any in your preferred locality if you are interested in operating from them.

For more information please go to:

<https://www.newcastle.gov.uk/our-city/community-buildings>

<b>Category: INDUSTRIAL PROPERTY</b>
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
<b>Bath Street Workshops Unit 4 Newcastle upon Tyne, NE6 3PH</b>	91.6 - (986)	UNDER OFFER	

#### Description

##### LOCATION

Unit 4 Bath Street Workshops are located within an industrial estate in Walker, three miles to the East of Newcastle. The location is at the junction of Bath Street and Welbeck Road, offering excellent access to the City Centre, Quayside and the Tyne Tunnel.

##### DESCRIPTION

The unit is a single storey terraced workshop with pitched PVC coated insulated sheet metal roof, insulated brick cavity walls with coloured steel cladding and fair faced brickwork internally. The concrete floors with power float finish are designed to take a loading of up to 25 KN per square metre.

##### USE

A wide use of industrial and warehousing uses within E, B2, B8 of the Town and Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

##### RENT

To be confirmed

##### SERVICE CHARGE

To be confirmed

##### TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

##### BUSINESS RATES

Rateable Value - £5,200 (1st April 2023)

Rates Payable - £2,594.80 (£5,200 x 49.9 pence)

Small Business Rates may be applicable if you occupy a single property with a rateable value below £15,000. For further information, please visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

##### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(109).

##### VAT

All rents quoted exclusively of Value added Tax which will be charged on all rentals and service charge.

##### VIEWING

For more information or to arrange a viewing please contact our Managing Agent Oliver Bartles-Smith, Savills on 07977141879 or email [oliver.bartlessmith@savills.com](mailto:oliver.bartlessmith@savills.com)

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**Bells Close Industrial Estate - Unit 1**  
**Bells Close, Lemington, NE15 6UF**

204.38  
-  
(2,200)

ON  
APPLICATION

## **Description**

### **LOCATION**

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

### **DESCRIPTION**

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is end terraced. Internally the property benefits from a small office space and WC facilities.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application. Rents quoted are exclusive of service charge and building insurance.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D(76).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing, please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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**Bells Close Industrial Estate Unit 2**  
**Newcastle upon Tyne, NE15 6UF**

204.38  
-  
(2,200)

ON  
APPLICATION

## **Description**

### **LOCATION**

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

### **DESCRIPTION**

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is mid terrace. Internally the property benefits from a small office space and WC facilities.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application. Rents quoted are exclusive of service charge and building insurance.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of C(65).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing, please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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**Bells Close Industrial Estate Unit 6**  
**Newcastle upon Tyne, NE15 6UF**

255.48  
-  
(2,750)

UNDER  
OFFER

## **Description**

### **LOCATION**

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

### **DESCRIPTION**

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is end terraced. Internally the property benefits from a small office space and WC facilities.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application. Rents quoted are exclusive of service charge and building insurance.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D(97).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing, please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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**Bells Close Industrial Estate Unit 7**  
**Newcastle upon Tyne, NE15 6UF**

255.48  
-  
(2,750)

ON  
APPLICATION

## **Description**

### **LOCATION**

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

### **DESCRIPTION**

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is mid terrace. Internally the property benefits from a small office space and WC facilities.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application. Rents quoted are exclusive of service charge and building insurance.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D(97).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing, please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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**Bells Close Industrial Estate Unit 9**  
**Newcastle upon Tyne, NE15 6UF**

281  
-  
(3,025)

ON  
APPLICATION

## **Description**

### **LOCATION**

Bells Close Industrial Estate is located off Bells Close immediately north of the A6085 arterial road in Newcastle upon Tyne. The estate benefits from close proximity to the A1(M), allowing for vehicular access to the wider region's road network.

### **DESCRIPTION**

Bells Close consists of seven industrial units with a forecourt, roller shutter and parking to each unit. The property is of steel portal construction with brick and steel cladding in terrace sections. The subject property is end terraced. Internally the property benefits from a small office space and WC facilities.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application. Rents quoted are exclusive of service charge and building insurance.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. for further information, visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D(92).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing, please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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**Chillingham Industrial Estate Unit 1**  
**Newcastle upon Tyne, NE**

230.4  
-  
(2,480)

ON  
APPLICATION

## **Description**

### **LOCATION**

Unit 1 Chillingham Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

### **DESCRIPTION**

Chillingham Industrial Estate consists of 12 units with forecourt to each unit and dedicated car parking, The unit comprises of steel portal frame construction with metal exterior cladding and internal half block cladding and is set beneath a pitched roof with metal insulated roof panels and translucent light panels.

### **USE**

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

### **RENT**

To be confirmed

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

Rateable Value - £13,250 (1st April 2023 - present)

Rates Payable - £6,611.75 (£13,250 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

### **ENERGY PERFORMANCE**

To be confirmed.

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email [oliver.bartlessmith@savills.com](mailto:oliver.bartlessmith@savills.com)

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**Denmark Street Industrial Estate Unit 19**  
**Newcastle upon Tyne, NE6 2XF**

46.45  
-  
(500)

ON  
APPLICATION

## **Description**

### **LOCATION**

Unit 19 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

### **DESCRIPTION**

The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

### **USE**

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

### **RENT**

To be confirmed

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

Rateable Value - £3,050 (1st April 2023 - present)

Rates Payable - £1,521.95 (£3,050 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

### **ENERGY PERFORMANCE**

To be confirmed.

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email [oliver.bartlessmith@savills.com](mailto:oliver.bartlessmith@savills.com)

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**Denmark Street Industrial Estate Unit 27**  
**Newcastle upon Tyne, NE6 2XF**

137.03  
-  
(1,475)

ON  
APPLICATION

## **Description**

### **LOCATION**

Unit 27 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

### **DESCRIPTION**

The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

### **USE**

A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

### **RENT**

To be confirmed

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

Rateable Value - £6,600 (1st April 2023 - present)

Rates Payable - £3,293.40 (£6,600 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

### **ENERGY PERFORMANCE**

To be confirmed.

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing please contact our managing agents Oliver Bartles-Smith on 01913233148 / 07977141879 or email [oliver.bartlessmith@savills.com](mailto:oliver.bartlessmith@savills.com)

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**Riversdale Court - Unit 18**  
**Newburn Haugh Industrial Estate, NE15 8SG**

185.5  
-  
(2,000)

ON  
APPLICATION

## **Description**

### **LOCATION**

Newburn Haugh Industrial Estate is located to the West of Newcastle City Centre near to the A1 Western Bypass and Newcastle's residential suburbs with good access to the popular Scotswood Road and the City Centre.

### **DESCRIPTION**

Newbugh Haugh Industrial Estate consists of 26 industrial units with a through road, forecourt to each unit, additional parking and large landscaped areas.

The property is of steel portal construction with brick and steel cladding in terrace sections.

The subject property occupies a mid-position within the estate with a forecourt to the front of the property. The unit benefits from a personnel door and vehicle access roller shutter door to the front, small office and WC facilities. The property has been fully re-wired.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

Unit 18 185.50 sq m (2,000 sq ft) - On Application.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

Rateable Value - £11,000 (1st April 2017)

Rates Payable - £5,489 (£11,000 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

### **ENERGY PERFORMANCE**

The property has an EPC rating of D(98).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing please contact Oliver Richards on 0191 211 5649 or email [oliver.richards@newcastle.gov.uk](mailto:oliver.richards@newcastle.gov.uk)

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## **Description**

### **LOCATION**

Newburn Haugh Industrial Estate is located to the West of Newcastle City Centre near to the A1 Western Bypass and Newcastle's residential suburbs with good access to the popular Scotswood Road and the City Centre.

### **DESCRIPTION**

Newburn Haugh Industrial Estate consists of 26 industrial units with a through road, forecourt to each unit, additional parking and large landscaped areas.

The property is of steel portal construction with brick and steel cladding in terrace sections.

The subject property occupies a mid-position within the estate with a forecourt to the front of the property. The unit benefits from a personnel door and vehicle access roller shutter door to the front, small office and WC facilities.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

### **ENERGY PERFORMANCE**

The property has an EPC rating of C(70).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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**Riversdale Court Unit 4**  
**Newburn Haugh Industrial Estate, NE15 8SJ**

143.53  
-  
(1,545)

ON  
APPLICATION

## **Description**

### **LOCATION**

Newburn Haugh Industrial Estate is located to the West of Newcastle City Centre near to the A1 Western Bypass and Newcastle's residential suburbs with good access to the popular Scotswood Road and the City Centre.

### **DESCRIPTION**

Newburn Haugh Industrial Estate consists of 26 industrial units with a through road, forecourt to each unit, additional parking and large landscaped areas.

The property is of steel portal construction with brick and steel cladding in terrace sections.

The subject property occupies a mid-position within the estate with a forecourt to the front of the property. The unit benefits from a personnel door and vehicle access roller shutter door to the front, small office and WC facilities. The property has been fully re-wired.

### **USE**

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be considered. This unit is not suitable for car repairs or production of food.

### **RENT**

On application.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

### **SERVICE CHARGE**

To be confirmed.

### **TERMS**

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

### **ENERGY PERFORMANCE**

The property has an EPC rating of D(88).

### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

### **VIEWING**

For more information or to arrange a viewing please contact Ryan Baxter on 07977 457 465 or email [ryan.baxter@newcastle.gov.uk](mailto:ryan.baxter@newcastle.gov.uk)

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<b>Category: OFFICE PROPERTY</b>
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
<b>Charlotte Square - No 5 NE1 4XF</b>	19.51 - 90.3 (210 - 972)	£4,500 - £8,500 pax	

**Description**

5 Charlotte Square is a Grade II Listed multi-occupied building located in the city centre. It is situated in an attractive parade of buildings used for a variety of commercial purposes.

The premises are suitable within Use Class E. The premises shall be taken in their present condition and are offered to let on a full repairing and insuring basis by way of service charge, with the tenant being responsible for all outgoings in respect of the unit (including service charge, building insurance, business rates and utilities). Lease terms are negotiable.

An EPC is not required for this unit.

For more information or to arrange a viewing please contact Kylie Embleton, on 0191 211 6151 or email [kylie.embleton@newcastle.gov.uk](mailto:kylie.embleton@newcastle.gov.uk)

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<b>Charlotte Square No 1 NE1 4XF</b>	80.36 - (864)	£9,000 pa
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**Description**

Prime City Centre location offering prime locations such as the Tyne Theatre and Opera House and Blackfriars. The demise is nearby key transport routes with Newcastle's Train Station being under a 10 minute walk. The property is situated in Charlotte Square overlooking the park and within walking distance to the Grainger Market.

Ground Floor office space in a georgian building designed by architect William Newton built from english bond brick with rendered plinth and ashlar dressings. It is offering a prime Grade II listed building space. The demise offers a spacious and bright office space with large, double glazed windows overlooking the car park.

The property is currently used as prime office space. The building itself is used within Use Class E. Other uses may be considered. Interested parties are to satisfy themselves as to their use, prior to entering a contract.

We understand that the property has been entered into the 2017 rating list as retail and premises with a rateable value of £13,952. Interested parties should satisfy themselves as to their own rates payable and eligibility for relief, prior to entering into a contract.

For more information or to arrange a viewing please contact Kylie Embleton, on 0191 211 6151 or email [kylie.embleton@newcastle.gov.uk](mailto:kylie.embleton@newcastle.gov.uk)

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**i4-Quayside, Newcastle Enterprise Centre**  
**Ouseburn Buildings, Albion Row, NE6 1LL**

12.7 - 82.2  
(137-885)

Monthly  
licence fee

**Description**

i4-Quayside Enterprise Centre offers new businesses a great range of serviced accommodation in Newcastle. Our rates are competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i4-Quayside offers quality office and light workshop accommodation. It has a serviced central reception along with two meeting rooms and a large private car park for tenants and clients. There are 54 units ranging from 12.7 sq m to 82.2 sq m (137 sq ft to 885 sq ft).

i4-Quayside is located just one mile east of the city centre and is a 15 minute drive to the A1 and other central routes, with regular access links by bus and metro.

Office accommodation is available at i4-Quayside at present. For more information and current availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).  
[www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres](http://www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres)

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**i6, Newcastle Enterprise Centre**  
**Charlotte Square, NE1 4XF**

9.9 - 227  
(107-2,443)

Monthly  
licence fee

**Description**

i6-Charlotte Square Enterprise Centre offers new businesses modern serviced accommodation in Newcastle. Our rates are highly competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i6-Charlotte Square is a very popular building and provides attractive and dynamic office accommodation for businesses in the creative industry sector. Along with its historic setting in the city centre, i6-Charlotte Square has a serviced reception and meeting room.

There are 24 offices ranging from 9.9 sq m to 227 sq m (107 sq ft to 2,443 sq ft). Easy access to broadband with speed of 1Gb is available for an additional monthly fee.

i6-Charlotte Square is located within Newcastle city centre, with excellent transport links via car, bus train and metro as well as some public car parking.

Office accommodation is available at i6-Charlotte Square at present. For more information and current availability please contact Jon McKeough on 0191 273 2233, email [jon.mckeough@newcastle.gov.uk](mailto:jon.mckeough@newcastle.gov.uk) or [property@newcastle.gov.uk](mailto:property@newcastle.gov.uk).  
[www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres](http://www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres)

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**Partnership House - Various Floors**  
**Regent Centre, NE3 4PL**

£15 psf

986 - 1,375  
(10,616-14,9804)

**Description**

**LOCATION**

Located within 2 minutes walk of Regent Centre bus and metro interchange linking to national rail at Central Station with close proximity to A1. The airport is close by. Gosforth High Street and Gosforth Shopping Centre are a short walk and the property is close to Gosforth Race Course and luxury residential developments including Eagle Star House.

**DESCRIPTION**

BREEAM rated excellent office space. Fully accessible open plan office suites with onsite parking and secure cycling facility with access to shower facilities. WC facilities on each floor.

**RENT**

The property has a size range from 986 sq m to 1,375 sq m (10,616 sq ft to 14,804 sq ft) as follows:

Ground Floor	986 sq m (10,616 sq ft)	
Fifth Floor	1,375 sq m (14,802 sq ft)	FORTHCOMING JUNE 2025
Sixth Floor	1,375 sq m (14,804 sq ft)	
Seventh Floor	1,375 sq m (14,804 sq ft)	

**BUSINESS RATES**

For further information please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

**TERMS**

Full repairing and insuring lease available on flexible terms.

**ENERGY PERFORMANCE**

The property has an EPC rating of D.

**VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

**VIEWING**

For more information or to arrange a viewing please contact our managing agents Patrick Matheson, Knight Frank on 0191 5945015 [www.knightfrank.co.uk](http://www.knightfrank.co.uk) or Jess Ross, Naylor's Gavin Black on 07702 528 881 - [www.naylorsgavinblack.co.uk](http://www.naylorsgavinblack.co.uk)

You can view the property brochure by going to <https://www.knightfrank.co.uk/properties/commercial/to-let/partnership-house-regent-centre-newcastle-upon-tyne-ne3-4pl/CPD260085>

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**Suite 1.08 High Bridge Works**  
**High Bridge, NE1 1EW**

283  
-  
(3,050)

£20.50 psf

**Description**

**LOCATION**

Central position just off Grey Street, located close to Theatre Royal and two minutes walk to Monument Metro Station and five minutes walk to Central Station.

**DESCRIPTION**

Suitable for creative and digital businesses. First floor, open plan office suite with exposed concrete floor with integrated meeting room. 1Gb high speed connectivity.

**RENT**

283 sq m (3,050 sq ft) £20.50 per sq ft inclusive of service charge, utilities.

**TERMS**

Full repairing and insuring lease available on flexible 3 year excluded lease.

**BUSINESS RATES**

For further information please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

**ENERGY PERFORMANCE**

The property has an EPC rating of D.

**VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

**VIEWING**

For more information or to arrange a viewing please contact our managing agents Ellie Combe on 07544655575 or Jess Ross, Naylor's Gavin Black on 07702 528 881 - [www.naylorsgavinblack.co.uk](http://www.naylorsgavinblack.co.uk)

To view the brochure online go to <https://www.naylorsgavinblack.co.uk/property/details/2862/high-bridge-works-newcastle-upon-tyne-tyne-and-wear-NE1-office->

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**The Core, Newcastle Helix**  
**Newcastle upon Tyne, NE4 5TF**

111 - 2027  
(10.31 - 188.31)

£35 psf

**Description**

**LOCATION/DESCRIPTION**

The Core is a modern serviced office with a number of suites available. The building houses SMEs based in the knowledge industry particularly around innovation, science, technology and future city challenges. The building is located on the landmark 24 acre Newcastle Helix, a science and tech quarter in the heart of the city.

**RENT/TERMS**

The property has flexible short term leases at a rental of £35 per sq ft.

**BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

**ENERGY PERFORMANCE**

The property has an EPC rating of B.

**VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

**VIEWING**

For more information or to arrange a viewing, please contact our Managing Agents Patrick Matheson, Knight Frank on 07796 192 356 or Nathan Douglas, Knight Frank on 07790 931 318 [www.knightfrank.co.uk](http://www.knightfrank.co.uk)

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**Toffee Factory, Lower Steenberg's Yard**  
**Newcastle upon Tyne, NE1 2DF**

266 - 698  
(24.71 - 64.84)

£39 psf

### **Description**

#### **LOCATION/DESCRIPTION**

Located in a Former Maynards Sweet Factory and within the heart of the Ouseburn Valley, a vibrant community just east of Newcastle City Centre. Toffee Factory is a modern serviced office with a number of suites available. The building houses SMEs based in the creative industries.

#### **BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

#### **RENT/TERMS**

The property is available on flexible short term leases at a rental of £39 per sq ft.

#### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of B.

#### **VAT**

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

#### **VIEWING**

For more information or to arrange a viewing, please contact our Managing Agents Patrick Matheson, Knight Frank on 07796 192 356 or Nathan Douglas, Knight Frank on 07790 931 318 - [www.knightfrank.co.uk](http://www.knightfrank.co.uk)

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<b>Category:      RETAIL PROPERTY</b>
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
<b>Addison Court Café - Ground Floor</b>	118.45	UNDER	
<b>Haig Crescent, Newcastle upon Tyne, NE15</b>	-	OFFER	
<b>6AW</b>	(1,275)		

#### Description

##### LOCATION

The property is located in Benwell just off Haig Crescent which is primarily a residential street. It is well connected to Newcastle City Centre by public transport and the surround neighbourhood offers local amenities eg shops, schools, and parks. This area is also close to the A1, providing easy access to other parts of Newcastle and the wider region.

##### DESCRIPTION

The café and kitchen are located on the ground floor of Addison Court, which is an assisted living accommodation in Benwell. The spacious ground floor café has ample space for seating, with large windows that let in natural light. The café also benefits from a fully operating kitchen including appliances such as refridgerators, freezer, six burner oven, fryer, grill and ample prep area. The property is located in a highly residential area with new build housing estates being currently developed in close proximity. There is a lack of eateries and cafes within this area.

##### ACCOMMODATION

Kitchen	40.5 sq m ( 436 sq ft)
Café Area	64.94 sq m ( 699 sq ft)
Store Room	13.01 sq m ( 140 sq ft)
TOTAL	118.45 sq m (1,275 sq ft)

##### ASKING RENT

£12,000 per annum

##### SERVICE CHARGE

Available upon request.

##### ENERGY PERFORMANCE CERTIFICATE

The propraty has an EPC rating of B(43).

##### VAT

All figures quoted are exclusive of VAT where chargeable.

##### VIEWING

For more information, please contact our Letting Agents Ellie Combe, Naylor's Gavin Black on 075446555575 or email [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk) or Chris Pearson on 07834328678 or email [chrisp@naylorgavinblack.co.uk](mailto:chrisp@naylorgavinblack.co.uk)

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**Byker Community Centre, Headlam Street  
Newcastle upon Tyne, NE6 2DX  
Byker**

65.15  
-  
701

OFFERS IN  
THE REGION  
OF £135,000

## **Description**

### **LOCATION**

The subject property is positioned to nearby amenities which include Asda and Morrisons Supermarkets to name a few amongst numerous other local operators. Byker Metro Station is also a short walking distance away providing access to Newcastle City Centre and the surrounding areas. Bus services are also available on a consistent basis with multiple routes connected to Byker.

### **DESCRIPTION**

The Byker Community Centre, formerly Priory Green is a Grade II listed building which has served as a community hub/housing service office and is considered a significant part of Byker's historic redevelopment. The Grade II listing means that the property is recognised as having special architectural features which are protected. The property itself provides a substantial building with a spacious hall and ancillary storage/office space with kitchen and WC facilities over basement, ground and first floor levels. The property benefits from being fully DDA compliant via ramped access, electric doors and internal passenger lift to all floors throughout.

The former Headlam Bowling Green directly opposite the community centre is also owned by the vendor and could form part of any negotiation if a suitable purchaser / tenant required the additional land to accommodate their proposed use. The property could suit a variety of uses and is in a location that is predominantly residential in nature. There is no designated parking, however, there is free on street parking readily available.

### **ACCOMMODATION**

Ground Floor 340.30 sq m (2,663 sq ft)  
First Floor 296.6 sq m (3,193 sq ft)  
Basement 229.60 sq m (2,471 sq ft)  
TOTAL 866.50 sq,m (9,327 sqft)

### **ASKING PRICE/TERMS**

Offers in the region of £135,000 (One Hundred and Thirty Five Thousand Pounds) are invited for the benefit of the Long Leasehold interest, subject to contract.

Please note that our client reserves the right not to accept the highest or any offer received.

### **TENURE**

We understand that the property and land being sold shall be sold by way of a Long Leasehold title for a term of 999 years.

### **BUSINESS RATES**

Rateable Value £15,500 (1ST April 2023)  
Rates Payable £7,734.50 (£15,500 X 49.9)

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of E(124).

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **VIEWING**

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

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**Church Walk 37A**  
**Newcastle upon Tyne, NE6 2DP**

81.55  
-  
(878)

£15,000 pa

## **Description**

### **LOCATION**

The property is of brick built construction with a metal sheet clad finish. The development was constructed in 2023. The premises comprises of a sizeable retail unit at ground floor level which is in a shell specification with services capped off awaiting a full tenant fit out. The property benefits from having a solid concrete floor throughout, two entrance points to the front and leftside elevation secure via roller shutter doors and a rear double door fire escape /delivery access. The property sits directly adjacent to Heron Foods and Greggs which attract good levels of footfall on a consistent basis throughout the day.

### **DESCRIPTION**

The subject property is located on Church Walk in Walker in close proximity to A186 and B1313. Church Walk provides a mixture of uses including residential, retail and office accommodation.

### **ACCOMMODATION**

Ground Floor 81.55 sq m (878 sq ft)

### **ASKING RENT/TERMS**

The premises is available on an effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £15,000 per annum exclusive of VAT, subject to contract.

### **BUSINESS RATES**

The property is yet to be assessed for rating purposes by the VOA however during the course of any tenancy they may request access to inspect in order to apply a rateable value.

Due to the size and location of the property, we would anticipate that the premises would fall under small business rates relief. Interested parties are advised to make contact with Business Rates at Newcastle City Council to obtain clarity on the business rates and rates payable to the property.

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of A(11).

### **VAT**

All rents quoted are deemed exclusive of VAT where chargeable.

### **VIEWING**

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

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**Cruddas Park Shopping Centre No 10**  
**Newcastle upon Tyne, NE4 7QY**

162  
-  
(1,744)

£12,500 pa

### **Description**

#### **LOCATION/DESCRIPTION**

Unit 10 Cruddas Park Shopping Centre is located on Westmorland Road in the Elswick area of Newcastle upon Tyne. Elswick is a residential district situated approximately 1.9 miles west of Newcastle City Centre, offering convenient access to urban amenities while maintaining a community oriented atmosphere. Elswick is characterised by a diverse population and a strong sense of community. The area has a mix of residential properties and is known for its cultural diversity, with various community initiatives and events taking place throughout the year.

The subject property is situated on a corner plot of Cruddas Park Shopping Centre benefitting from return frontage. The unit is comprised over ground floor and offers a spacious retail sales area with ancillary storage, kitchen and WC facilities to the rear. There is a car park situated directly adjacent to the unit for up to approximately 12 parking spaces with ramped access for deliveries. There is also a larger car park to the rear elevation offering ample parking provisions on site. The property also benefits from electric roller shutter access, suspended ceiling throughout, 3 phase electricity supply and is DDA compliant. Any prospective tenant could also apply to the Local Planning Authority for an external pavement licence to accommodate tables/chairs if required for their business. Viewings are highly recommended.

#### **ACCOMMODATION**

The accommodation provides a ground floor retail sales area and kitchen of 162 sq m (1,744 sq ft) with nearby occupiers including Morrisons Daily and Newcastle College.

#### **USE**

We understand that the property currently has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020. Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Newcastle City Council..

#### **RENT/ASKING TERMS**

A new Effective Full Repairing and Insuring Lease is available with terms to be agreed, subject to contract, at an asking rent of £12,500 per annum exclusive of VAT.

#### **BUSINESS RATES**

Ratable Value - £12,500 (1st April 2023)

Rates Payable - £6,237.50 (£12,500 x 49.9)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For Further information, visit website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

#### **ENERGY PERFORMANCE CERTIFICATE**

An EPC rating is to be advised.

#### **VIEWING**

For further information, please contact our Letting Agent Mark Convery, Sanderson Weatherall on 07525 872 141 or email [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk) or Amy Lamming on 07561 710 960 or email [amy.lamming@sw.co.uk](mailto:amy.lamming@sw.co.uk)

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**Grainger Market**  
**Grainger Street, NE1**

Various

### **Description**

To view the Grainger Market marketing particulars please copy the following:  
[www.knightfrank.co.uk/properties/commercial/to-let/grainger-market-newcastle-upon-tyne-tyne-and-wear-ne1/NCC012366942](http://www.knightfrank.co.uk/properties/commercial/to-let/grainger-market-newcastle-upon-tyne-tyne-and-wear-ne1/NCC012366942)

Please note that Knight Frank will be dealing with the letting of all Grainger Market units as the Council's Managing Agent.

If you wish to be added to Knight Franks Grainger Market Mailing list to receive updated marketing particulars in future, please email Knight Frank directly on [newcastle@knightfrank.com](mailto:newcastle@knightfrank.com) confirming your full name, preferred email address and proposed use.

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**St Ann's Close - No 260**  
**Battlefield, NE1 2QX**

57.5  
-  
(619)

£6,500 pa

## **Description**

### **LOCATION**

The property is east of the City Centre offering a mix of residential and local commercial uses. The location benefits from proximity to several amenities with multiple supermarkets within circa 0.3 miles including Tesco, Sainsburys and Morrisons.

### **DESCRIPTION**

The property comprises a mid-terraced retail unit sitting comfortably within a small retail parade in the east end of the City of Newcastle, only a short walking distance to Quayside, Ouseburn, Byker and Newcastle City Centre. The property offers a spacious open plan retail unit with internal storage and WC facilities to the rear. There is a small secure rear yard accompanying the property which provides additional storage and refuse.

### **ACCOMMODATION**

Ground Floor - 57.50.sq m (619 sq ft)

### **ASKING RENT/TERMS**

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £6,500 per annum, subject to contract

### **BUSINESS RATES**

Rateable Value £3,900 (1st April 2023)

The subject property should qualify for small business rates relief, however we would recommend that any interested party verifies the accuracy of this information and rates payable with the Business Rates Department at Newcastle City Council.

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of B(32).

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **VIEWING**

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

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**Stephenson Road - No 75**  
**Newcastle upon Tyne, NE7 7SA**

40.52  
-  
(436)

£12,000 pa

## **Description**

### **LOCATION**

The subject property is located in Heaton, a vibrant suburb approximately 2 miles east of Newcastle City Centre. Heaton is well known for its mix of residential charm and urban convenience, attracting a diverse community of families, professionals and students to the area. Newcastle is principally accessed via the A1, A19 and A69. Heaton offers a variety of transport links providing direct access to Newcastle City Centre and surrounding areas.

### **DESCRIPTION**

The ground floor offers a spacious retail sales area with prominent shop frontage facing directly onto Stephenson Road and has been well maintained throughout and fitted to a very high standard. The property also benefits from having an external rear yard which accommodates an external WC facility.

### **ACCOMMODATION**

GF Retail Sales Areas	35.98 sq m (387 sq ft)
Kitchen	4.54 sq m ( 49 sq ft)
<b>TOTAL</b>	<b>40.52 sq m (436 sq ft)</b>

### **ASKING RENT/TERMS**

The property is available by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £12,000 per annum.

### **BUSINESS RATES**

Rateable Value £4,450  
Rates Payable £2,220.55 (£4,450 x 49.9)

The subject property should qualify for small business rates relief, however we would recommend any interested parties verifies the accuracy of this information with Business Rates at Newcastle City Council.

### **ENERGY PERFORMANCE CERTIFICATE**

The property is awaiting to be assessed.

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **VIEWING**

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

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**Stephenson Road - No 79/81  
Newcastle upon Tyne, NE7 7SA**

217.4  
-  
(2,340)

£15,000 pa

## **Description**

### **LOCATION**

The subject property is located in Heaton, a vibrant suburb approximately 2 miles east of Newcastle City Centre. Heaton is well known for its mix of residential charge and urban convenience, attracting a diverse community of families, professionals and students to the area.

### **DESCRIPTION**

The property comprise a building of traditional masonry construction arranged over 2 floors with retail accommodation at ground floor level and ancillary storage and WC facilities in the upper parts. The ground floor offers a spacious retail sales area with prominent shop frontage facing directly onto Stephenson Road and is one of the more visible units within the parade occupying a corner position. The property also benefits from having a rear yard which could be utilised for car parking for up to circa 2 vehicles.

### **ACCOMMODATION**

Gnd Floor Retail	90.00 sq m ( 969 sq ft)
1st Floor Internal Storage	77.40 sq m ( 833 sq ft)
2nd Floor Storage	50.00 sq m ( 538 sq ft)
<b>TOTAL</b>	<b>217.40 sq m (2,340 sq ft)</b>

### **ASKING RENT/TERMS**

The property is available by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £15,000 per annum.

### **BUSINESS RATES**

Rateable Value £8,500

Rates Payable £4,241.50 (£8,500 x 49.9)

The subject property should qualify for small business rates relief, however we would recommend any interested parties verify the accuracy of this information with Business Rates at Newcastle City Council.

### **ENERGY PERFORMANCE CERTIFICATE**

The property is awaiting to be assessed.

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **VIEWING**

For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

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**The Crossway - 3 (shop) and 4 (flat)**  
**Lemington, NE15 7LA**

115.85  
-  
(1,247)

£12,000 pa

**Description**

**REFURBISHMENT OPPORTUNITY**  
**LOCATION**

Lemington is a predominantly residential area which is located in the western part of Newcastle, around 5 miles from the city centre. The location benefits from good transport links, within close proximity to the A19 and A1 motorways, which provides routes to other parts of the city and the surrounding region.

**DESCRIPTION**

The property provides a ground floor retail unit and a 3-bedroom self contained flat above. The retail unit has glass frontage, with an open plan area at the front of the property and a kitchen, storage and WC facilities at the rear. The upper parts of the property comprise a 3-bedroom flat with kitchen and bathroom facilities. Both the shop and flat require refurbishment, incentives will be available to a new tenant.

**ACCOMMODATION**

The property comprises the following areas

Ground Floor	55.55 sq m ( 598 sq ft)
First Floor Flat	60.29 sq m ( 649 sq ft)
<b>TOTAL</b>	<b>115.85 sq m (1,247 sq ft)</b>

**RENT**

£12,000 per annum

**ENERGY PERFORMANCE CERTIFICATE**

Ground Floor Retail has a current EPC Rating of C(58)

First Floor Flat has a current EPC Rating of D(57)

**RATEABLE VALUE**

according to the Valuation Office the retail unit has a rateable value of £4,250 giving 100% relief for qualifying occupiers.

**BUSINESS RATES**

For further information, please contact [business.rates@newcastle.gov.uk](mailto:business.rates@newcastle.gov.uk)

Small Business Rates relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information, visit [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

**VIEWING**

For more information, please contact our Letting Agents Ellie Combe, Naylor's Gavin Black on 075446555575 or email [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk) or Chris Pearson on 07834328678 or email [chrisp@naylorgavinblack.co.uk](mailto:chrisp@naylorgavinblack.co.uk)

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**The Lumen Café/Restaurant**  
**Newcastle upon Tyne, NE4 5BZ**

263  
-  
(2,832)

ON  
APPLICATION

**Description**

The café, bar, restaurant opportunity is in the heart of The Helix situated in the western elevation of The Lumen the accommodation will offer a gross internal area of 263 sq m (2,832 sq ft) with an opportunity for additional external seating to the western elevation. Accessed directly from Firebrick Avenue as well as the central lobby from The Lumen. Opportunity for external seating, consent for restaurant and café use.

Expressions of interest are sought from operators whose core brand complements this flagship development, it innovators, businesses, students and residents.

For further information please contact either Ian Thurlbeck on 07515831417 or email [iant@retail.co.uk](mailto:iant@retail.co.uk) or Pete Townsend on 07713151970 or email [pete@retail.co.uk](mailto:pete@retail.co.uk)

You can view the property brochure at <https://atretail.co.uk/property/newcastle-upon-tyne-the-lumen/>

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<b>Category: FORTHCOMING OPPORTUNITY</b>
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Former Gibson Street Baths New Bridge Street	2050 -		

**Description**

FORTHCOMING DEVELOPMENT OPPORTUNITY - Grade II listed building built in 1906 as a public washhouse and baths which, until October 2015, was partly used as a badminton centre. The majority of the building has restricted access and is unusable in its present condition. GIA 2050 sqm (22068 sqft). In need of extensive repair and refurbishment. To register your interest please email [andrew.richards@newcastle.gov.uk](mailto:andrew.richards@newcastle.gov.uk)

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**Total Number of Properties****31**