

Properties available from Newcastle City Council

September 2019

If you need this information in another format or language please contact
us on 0191 2115529

Where to get help

General Property Enquiries

Property Portfolio and Markets Team
Newcastle City Council
9th Floor, Civic Centre
Barras Bridge
Newcastle upon Tyne NE1 8QH
Email: property@newcastle.gov.uk
Phone: 0191 211 5529 or 0191 211 5649
Website: <https://www.newcastle.gov.uk/property>

General Assistance and Business Advice

Contact our Economic Development team to find out what help and support may be available to you:

Nicky Campbell - nicola.campbell@newcastle.gov.uk, 0191 277 7994
Ed Banks - edward.banks@newcastle.gov.uk, 0191 277 3494
John Musham - john.musham@newcastle.gov.uk, 0191 277 4155
<https://www.newcastle.gov.uk/business/business-support-and-advice>
twitter: @NCCWorkingCity

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

Phone: 0191 277 4100
Email: bipcnewcastle@newcastle.gov.uk
www.bipcnewcastle.co.uk

Invest Newcastle
c/o Newcastle Gateshead Initiative
9th Floor, Baltic Place East
South Shore Road
Gateshead NE8 3AE

Phone: 0191 440 5751
Email: invest@ngi.org.uk
www.investnewcastle.com

PNE Enterprise
7-15 Pink Lane
Newcastle upon Tyne NE1 5DW

Phone: 0191 230 6410
Email: info@pne-enterprise.org
www.pne.org

RHWE Ltd
John Buddle Work Village
Buddle Road
Newcastle upon Tyne NE4 8AW

Phone: 0191 226 7300
Email: info@rhwe.org
www.rhwe.org

Business Rates Enquiries

Phone: 0191 278 7878 and ask for 'Business Rates'
Email: business.rates@newcastle.gov.uk
<https://www.newcastle.gov.uk/services/business-rates/business-rates-frequently-asked-questions>

Planning Enquiries

Phone: 0191 278 7878 and ask for 'Planning'
Email: planning.control@newcastle.gov.uk
<https://www.newcastle.gov.uk/services/planning-building-and-development>

Important - please note

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

This document has been prepared by the council department of Property Portfolio and Markets 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>

Category: INDUSTRIAL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Bath Street Workshops - Unit 7 Walker, NE6 3PH	92.9 - (1,000)	£5,200 pax	

Description

Unit 7, Bath Street Workshops, is 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.

This unit provides front and rear access, an office space, warehouse area and a forecourt for approximately four vehicles, with vehicle access to the unit via a roller shutter. 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.

A wide range of industrial and warehousing uses within B1, B2 and B8 planning use class will be considered. This unit is not suitable for car repairs.

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.

The unit can be let by way of a lease for a term of three or more years or a periodic tenancy which can be determined by six months' writing by either party at any time.

For more information or to arrange a viewing please contact Hazel Fimister on 0191 211 5649 or email hazel.fimister@newcastle.gov.uk.

Bath Street Workshops - Unit 8 Walker, NE6 3PH	114.27 - (1,230)	£6,390 pax	
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Description

FORTHCOMING - Unit 8, Bath Street Workshops, is 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.

The unit provides front and rear access, an office space, warehouse area and a forecourt for approximately four vehicles, with vehicle access to the unit via a roller shutter. 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.

A wide range of industrial and warehousing uses within B1, B2 and B8 planning use class will be considered. This unit is not suitable for car repairs.

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.

The unit can be let by way of a lease for a term of three or more years, or a periodic tenancy which can be determined by six months' notice in writing by either party at any time.

To register your interest please contact Hazel Fimister on 0191 211 5649 or email hazel.fimister@newcastle.gov.uk.

Bells Close Industrial Estate - Unit 6	335.56	£17,950 pax
Bells Close, Lemington, NE15 6UF	- (3,612)	

Description

Located in a small but well established industrial estate to the west of Newcastle with excellent access to the Western By-pass and northern arterial routes.

The property comprises a single storey industrial unit with ground floor area 255.48 sq m (2,750 sq ft) and upper floor 80.08 sq m (862 sq ft), total 335.56 sq m (3,612 sq ft). The unit has forecourt parking spaces for exclusive use.

A wide range of industrial and warehousing uses within B1, B2 and B8 planning use class will be considered.

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.

The unit can be let by way of a lease for a term of three or more years, or a periodic tenancy which can be determined by six months' notice in writing by either party at any time.

To register your interest please contact Penny Hunter on 0191 211 5529 or penny.hunter@newcastle.gov.uk.

Bells Close Industrial Estate - Units 1 & 2	408.77	£23,950 pax
Bells Close, Lemington, NE15 6UF	- (4,400)	

Description

Located in a small but well established industrial estate to the west of Newcastle with excellent access to the Western bypass and northern arterial routes.

The property comprises two single storey industrial units with internal access via personnel door between the two. Gross internal area of 408.77 sq m (4,400 sq ft) (204.38 sq m / 2,200 sq ft each unit). The units have forecourt parking spaces for exclusive use.

A wide range of industrial and warehousing uses within B1, B2 and B8 planning use class will be considered.

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.

The property can be let by way of a lease for a term of three or more years, or a periodic tenancy which can be determined by six months' notice in writing by either party at any time.

To arrange a viewing please contact Penny Hunter on 0191 211 5529 or penny.hunter@newcastle.gov.uk.

i2-Byker, Newcastle Enterprise Centre		Monthly
Albion Row, NE6 1LQ	17.65 - 118.9 (190-1,280)	licence fee

Description

i2-Byker Enterprise Centre offers new businesses a range of serviced accommodation. Our rates are competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i2-Byker meets the needs of modern industrial and manufacturing based businesses. It offers a wide range of workshop and office accommodation. There are 34 units ranging from 190 sq ft to 1,280 sq ft. Included in the rental charges are rates, utilities, on site car parking, security and 24-hour access.

i2-Byker is located just two miles 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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.

i8-Lynnwood, Newcastle Enterprise Centre
Lynnwood Terrace, NE4 6UL

10 - 130
(115-1,400)

Monthly
licence fee

Description

i8-Lynnwood Enterprise Centre offers new businesses a range of serviced accommodation. Our rates are competitive and occupancy arrangements are flexible providing businesses with an easy in easy out option.

i8-Lynnwood offers workshop and office accommodation with staffed reception, a conference room and private car parking. It also provides loading access for ground floor workshops.

There are 18 workshop units and 21 offices ranging from 115 sq ft to 1,400 sq ft. Included in rental charges are rates, utilities, reception, on site car parking, security and 24-hour access.

i8-Lynnwood is located just one mile west of the city centre and is a 10 minute drive to the A1 and other central routes with regular transport links by bus.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.

John Buddle Work Village
Buddle Road, NE4 8AW

57 - 59
(624 - 634)

Monthly
licence fee

Description

The Work Village provides modern workshop space and serviced offices for new and growing businesses requiring flexible terms and competitive rates.

Our workshops are let on a licence and the monthly fee includes: rent, rates, building insurance, building security. Tenants also have access to our superfast broadband and digital telecoms network. Utilities are metered separately.

With our welcoming central reception, spacious conference rooms and ample free car parking, we're in a great location and access is 24/7/365.

And, just five minutes' drive to the city centre or to the A1 means we're easy to get to; plus, there's regular public transport services close by too.

Find out more about our three workshop units, 24 offices or virtual services by contacting:

Alexandra Johnson, Chief Executive Officer

Phone: 0191 226 7300

Email: mail@johnbuddleworkvillage.org

www.johnbuddleworkvillage.org

Contact us for details of our FREE Business Start Up Workshops and 1 to 1 Business Advice.

Walker Riverside - Unit 2

1845.6

£49,850 pax

Wincomblee Road, Walker, NE6 3PF

-
(9,145)

Description

Modern detached industrial unit incorporating two storey offices, located adjacent to the Offshore Technology Park 3 miles east of Newcastle city centre.

Secure fenced yard and 10 car parking spaces.

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

For more information and marketing particulars please contact our agents Cushman & Wakefield:

Emma Stainsby, Senior Surveyor, 0191 223 5711, emma.stainsby@cushwake.com

<https://cushwakeproperty.co.uk>

Category: OFFICE PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
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Buddle House Buddle Road, NE4 8AW	104 - 267 (1,120 - 2,871)	To be advised	
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Description

Buddle House provides modern office space for growing businesses requiring flexible terms and competitive rates.

Our office suites range across three floors of the property and can be let separately or by floor. Our terms are flexible and negotiable and the space is available on a rent and service charge basis with the tenant liable for business rates.

The property is broadband ready and has a central reception area, coffee rooms, shower room and ample free car parking, with access to the property 24/7/365. Tenants benefit from use of the facilities at John Buddle Work Village (adjacent) including conference rooms and bureau services.

Find out more about our offices by contacting:

Alexandra Johnson, Chief Executive Officer

Phone: 0191 226 7300

Email: mail@johnbuddleworkvillage.org

www.johnbuddleworkvillage.org

Contact us for details of our FREE Business Start Up Workshops and 1 to 1 Business Advice.

Centre West - The Beacon Westgate Road, NE4 9PN	- (-)	To be advised	
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Description

The Beacon is a very attractive four year old building providing office space on flexible terms for growing businesses. The property is located on the main route out of the City to the West. It provides modern high quality office space over two floors of the building, which are of various sizes, along with 12 artisan units with glass frontage, and four pods. The property benefits from 24/7 access, on-site parking, alarm security, kitchens, disabled toilets and a very popular bistro. Access to meeting room at discounted rates. The building has a central reception area with core hours of 8am - 6pm.

Offices vary from 18.9 sq m - 109.3 sq m

Pods 7.5 sq m - 9.09 sq m

Artisan Units 18.6 sq m - 26.9 sq m

Lease conditions apply to all tenancies.

Rent TBA

Rent includes:

- 24/7 access
- Service charge
- Free parking
- Reception service and mail handling facility
- Discounted rates on meeting room.

The property is jointly owned by two local charities, Centre West and Groundwork South Tyneside & Newcastle.

For more information please contact: The Beacon, Westgate Road, Newcastle upon Tyne NE4 9PN

Phone: 0191 242 4894

Email: info@thebeaconnewcastle.co.uk

Web: www.thebeaconnewcastle.co.uk

Charlotte Square - No 1	74	£10,000 pax
Part Ground Floor (Front Right), NE1 4XF	- (800)	

Description

1 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 for office or studio use. 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 office (including service charge, building insurance, business rates and utilities). The length of occupation is negotiable, ranging from a six-monthly periodic tenancy to a lease for a term of years to be agreed.

For more information or to arrange a viewing please contact Hazel Fimister on 0191 211 5649 or email hazel.fimister@newcastle.gov.uk.

Charlotte Square - No 5	90.3	£8,500 pax
First Floor (Rear), NE1 4XF	- (972)	

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 for office or studio use. 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). The length of occupation is negotiable, ranging from a six-monthly periodic tenancy to a lease for a term of years to be agreed.

For more information or to arrange a viewing please contact Hazel Fimister on 0191 211 5649 or email hazel.fimister@newcastle.gov.uk.

Fawdon Park Road - No 27	59.88	£3,000 pax
Fawdon, NE3 2PE	- (644)	

Description

This property was formerly occupied by NHS community midwives as a clinic/ office space. It is situated in a parade of shops with good pedestrian access, free customer parking to the front and Fawdon Metro Station to the rear. The property is accessed by a front door secured by a roller shutter and comprises one large room with a separate wc, small kitchenette, storage cupboard and a rear fire exit.

The property currently has mixed use Planning Consent D1/ B1 (health centre/ office). Consideration will be given to a variety uses such as office/ community uses subject to obtaining the relevant consents.

The property is available to let on a six month rolling tenancy, however a longer lease may be considered for a term of years to be agreed.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Friars Green - Unit 6 (First Floor)	69	£8,500 pax
Blackfriars, NE1 4XN	- (739)	

Description

The property is situated off Stowell Street in the centre of Newcastle, approximately 250 yards from St Andrew's Mall at Eldon Square and The Gate leisure development. Public car parking is available close by.

The property comprises a first floor office/workshop space within a 13th Century Grade 1 listed courtyard, the remains of the Dominican Friary, which is a Scheduled Ancient Monument.

The unit is offered by way of a new lease on full repairing and insuring terms, for a term of years to be agreed.

The rent quoted is exclusive of VAT, business rates and all other outgoings. There will be a service charge levied in addition to the rent.

Interested parties will be responsible for carrying out their own investigations and satisfying themselves that the property is in good condition and suitable for their proposed use.

For more information or to arrange a viewing please contact Hazel Fimister on 0191 211 5649 or email hazel.fimister@newcastle.gov.uk.

Heaton Education Centre - Main Block		£2,686 -
Trewhitt Road, NE6 5DY	19 - 116 (200 - 1,251)	£15,539 pa inclusive

Description

Various offices available within the main block of Heaton Adult Education Centre. The centre benefits from strong transport links positioned just off the Coast Road (A1508) and within walking distance of Chillingham Road Metro Station and various bus routes.

The block provides office accommodation split over three floors of individual units with a central reception. The charge per annum includes an all inclusive service charge.

For more information or to arrange a viewing please contact Alice Naylor on 0191 277 7065 or email alice.naylor@newcastle.gov.uk.

High Heaton Library - Office	47	To be advised
Newton Road, NE7 7HD	- (507)	

Description

Office accommodation (comprising rooms of 38 sq m and 9 sq m) available to let within High Heaton Library. Facilities include shared use of the staff toilets, kitchen and staff room. Access is via a secure shared entrance lobby and access is available outside of the current public library opening times.

The library is a modern PFI building designed by Ryder Architects situated beside the Newton Road shops and backing onto the Spinney.

To register your interest please contact Mark Thurston, Facilities & Client Relationship Manager, on 0191 277 4167, mark.thurston@newcastle.gov.uk.

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 137 sq ft to 885 sq ft. Included in rental charges are rates, utilities, reception, on site car parking, security and 24-hour access.

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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.

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 107 sq ft to 2,443 sq ft. Included in rental charges are rates, utilities, reception, security and 24-hour access.

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.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.

i8-Lynnwood, Newcastle Enterprise Centre
Lynnwood Terrace, NE4 6UL

10 - 130
(115-1,400)

Monthly
licence fee

Description

i8-Lynnwood Enterprise Centre offers new businesses a range of serviced accommodation. Our rates are competitive and occupancy arrangements are flexible providing businesses with an easy in easy out option.

i8-Lynnwood offers office and workshop accommodation with staffed reception, a conference room and private car parking. It also provides loading access for ground floor workshops.

There are 21 offices and 18 workshop units at i8-Lynnwood ranging from 115 sq ft to 1,400 sq ft. Included in rental charges are rates, utilities, reception, on site car parking, security and 24-hour access.

i8-Lynnwood is located just one mile west of the city centre and is a 10 minute drive to the A1 and other central routes with regular transport links by bus.

For more information and to check availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.

John Buddle Work Village
Buddle Road, NE4 8AW

12 - 138
(129 - 1,485)

Monthly
licence fee

Description

The Work Village provides modern serviced offices and workshop space for new and growing businesses requiring flexible terms and competitive rates.

Our office suites are let on a licence and the monthly fee includes: rent, rates, heat, light, power, building insurance, building security. Tenants also have access to our superfast broadband, Wi-Fi services and our digital telecoms network.

With our welcoming central reception, spacious conference rooms and ample free car parking, we're in a great location and access is 24/7/365.

And, just five minutes' drive to the city centre or to the A1 means we're easy to get to; plus, there's regular public transport services close by too.

Find out more about our 24 offices, three workshop units or virtual services by contacting:

Alexandra Johnson, Chief Executive Officer

Phone: 0191 226 7300

Email: mail@johnbuddleworkvillage.org

www.johnbuddleworkvillage.org

Contact us for details of our FREE Business Start Up Workshops and 1 to 1 Business Advice.

Stephenson Road - No 55/57

92.9

£7,000 pax

High Heaton, NE7 7SA

-
(999)

Description

The premises are situated at the junction of Stephenson Road and Benton Road in High Heaton. The unit comprises ground floor retail area with first floor offices or storage space and benefits from staff kitchen, internal WC and rear yard providing a secure parking space.

Consideration will be given to office or retail use compatible with the area and not already represented on the parade, subject to planning permission and any other necessary consents.

The premises shall be taken in their present condition. The tenant will be required to carry out all necessary works to put the property into good repair and will be responsible for all repairs (with the exception of the structure of the main walls and roof) and all decoration.

The length of occupation is negotiable, ranging from a six-monthly periodic tenancy to a lease for a term of years to be agreed.

For marketing particulars or to arrange a viewing please contact Penny Hunter on 0191 211 5529 or email penny.hunter@newcastle.gov.uk.

The Former Coroner's Court

104.2

£16,500 pax

The Close, NE1 3RQ

-
(1,121)

Description

A three storey Grade II Listed building, situated at the entrance to the Swing Bridge on the Quayside, only a few minutes walk from the city centre.

The property is configured as office space and benefits from B1 office use. The property was updated in 2003 and shall be taken in its present condition. It is available by way of a lease for a term of years to be agreed, on an effective full repairing and insuring basis.

Lower Ground Floor - Net internal area of approximately 25.1 sqm (270 sqft)

Upper Ground Floor (bridge level) - Net internal area of approximately 32.6 sqm (350 sqft)

First Floor - Net internal area of approximately 46.5 sqm (500 sqft)

Total - 104.2 sqm (1,121 sqft)

For more information or to arrange a viewing please contact Danielle Coffey on 0191 211 5552, danielle.coffey@newcastle.gov.uk or Hazel Fimister on 0191 211 5649, hazel.fimister@newcastle.gov.uk.

Category: RESIDENTIAL DEVELOPMENT
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Jesmond Dene Road NE2 2EY	- 6.4 acres		

Description

Site located on Jesmond Dene Road/Matthew Bank comprising the former nursery gardens and depot and various buildings including Grade II Lodge and Stables. The site extends to circa 6.4 acres and is considered suitable for residential development, subject to planning consent. Property to be sold by tender via agents Lambert Smith Hampton - contact David Robinson on 0191 3388306 or email DRobinson@lsh.co.uk Closing date 12 noon Wednesday 4 December 2019.

Category: RETAIL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Arlington Avenue - No 51 Kenton, NE3 4TS	53.8 - (578)	£4,000 pax	

Description

A ground floor unit situated on a parade of shops with good vehicular and pedestrian access and off road customer parking to the front. The property comprises; a front shop area leading to additional space for storage, a kitchenette, WC and a secure private rear yard. The property has recently undergone an electrical rewire and redecoration.

This unit currently has A1 planning consent. Consideration will be given to any retail use compatible with the area and the other uses on the parade. This property is not suitable for hot food use (A5). This property is available to let on a six monthly rolling periodic tenancy, however a longer lease may be considered for a term of years to be agreed.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information or to arrange a viewing please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk.

Fawdon Park Road Shops - No 21/23 Fawdon, NE3 2PE	120.88 - (1,301)	£7,800 pax	
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Description

This property was formerly occupied by a pharmacy and is situated on a parade of shops with good pedestrian access, free customer parking to the front and Fawdon Metro Station to the rear. The property has a large glazed shop front secured by roller shutters, a main front shop area leading to a back area suitable for storage and wc's.

Consideration will be given to any retail use compatible with the area and the other uses on the parade. This property is not suitable for hot food (A5) use. The property is available to let on a six month rolling tenancy, however a longer lease may be considered for a term of years to be agreed.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Grainger Market - Unit 103	9.32	£4,600 pax
Grainger Street, NE1 5QN	- (100)	

Description

Unit 103 Grainger Market is a small single unit situated on Alley number 3 of the market secured by a roller shutter.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent and is not suitable for hot food (A5) use.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Grainger Market - Unit 109/110	21.31	£9,200 pax
Grainger Street, NE1 5QN	- (229)	

Description

Unit 109/110 Grainger Market is a double unit situated on Alley number 3 of the market, adjacent to one of the Nun Street entrances and is secured by roller shutters.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent and is not suitable for hot food (A5) use.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Grainger Market - Unit 111/112	24.57	£10,600 pax
Grainger Street, NE1 5QN	- (264)	

Description

Unit 111/112 Grainger Market is a double unit situated on Alley number 3 of the market, adjacent to one of the Nun Street entrances and is secured by roller shutters.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent and is not suitable for hot food (A5) use.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Grainger Market - Unit 19-22	75.39	£18,400
Grainger Street, NE1 5QG	- (810)	

Description

Unit 19-22 Grainger Market is a large unit situated on Alley number 2 of the market, adjacent to one of the Nun Street entrances and is secured by roller shutters. This unit was formerly occupied by a delicatessen.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Grainger Market - Unit 66/67	24.55	£9,200 pax
Grainger Street, NE1 5QW	- (241)	

Description

Unit 66/67 Grainger Market was formerly occupied by a record shop. This is a double unit situated on Alley 2 of the market with an open frontage secured by roller shutters.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning consent and is not suitable for hot food (A5) use.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 019 211 5542 or email denise.tymon@newcastle.gov.uk

St Ann's Close - No 260	57	£3,250 pax
Battlefield, NE1 2QX	- (617)	

Description

Refurbishment Opportunity.

A ground floor lock up retail unit situated on a small parade in Battlefield, backing onto Crawhall Road. The premises were previously used as a sandwich shop and comprise a front shop area with rear storage room, two internal WCs and access over a shared yard.

The rent quoted is for a use falling within planning use class A1 (Retail). Any use compatible with the area and the parade will be considered, subject to Landlord's consent, planning permission and any other necessary approvals.

The property shall be taken in its current condition. This is a refurbishment opportunity meaning that the unit is in need of refurbishment works before it is ready to move in to, including a full electrical rewire. The tenant will be required to carry out all necessary works to put the property into good repair and will be responsible for all ongoing repairs (with the exception of the structure of the main walls and roof) and all decoration.

To register your interest please contact Penny Hunter on 0191 211 5529 or email penny.hunter@newcastle.gov.uk.

Stephenson Road - No 55/57	92.9	£7,000 pax
High Heaton, NE7 7SA	- (999)	

Description

The premises are situated at the junction of Stephenson Road and Benton Road in High Heaton. The unit comprises ground floor retail area with first floor offices or storage space and benefits from staff kitchen, internal WC and rear yard providing a secure parking space.

Consideration will be given to retail or office use compatible with the area and not already represented on the parade, subject to planning permission and any other necessary consents.

The premises shall be taken in their present condition. The tenant will be required to carry out all necessary works to put the property into good repair and will thereafter be responsible for all repairs (with the exception of the structure of the main walls and roof) and all decoration.

The length of occupation is negotiable, ranging from an excluded periodic tenancy to a lease for a term of years to be agreed.

For marketing particulars or to arrange a viewing please contact Penny Hunter on 0191 211 5529 or email penny.hunter@newcastle.gov.uk.

Stephenson Road - No 73	30	£3,750 pax
High Heaton, NE7 7SA	- (322.8)	

Description

The premises are situated at the junction of Stephenson Road and Benton Road in High Heaton. The unit comprises ground floor retail area and benefits from kitchenette, internal WC and rear yard providing a secure parking space. The unit measures 28.85 sq m NIA ITZA.

The unit was previously used as a unisex hairdressers and currently has A1 planning consent. Consideration will be given to any retail or office use compatible with the area and not already represented on the parade, subject to planning permission and any other necessary consents. The premises are not suitable for hot food (A5) use.

The premises shall be taken in their present condition. The tenant will be required to carry out all necessary works to put the property into good repair and will thereafter be responsible for all repairs (with the exception of the structure of the main walls and roof) and all decoration.

The length of occupation is negotiable, ranging from a periodic tenancy to a lease for a term of years to be agreed.

For more information or to arrange a viewing please contact Penny Hunter on 0191 211 5529 or email penny.hunter@newcastle.gov.uk.

Stephenson Road - No 75	40.9	£4,500 pax
High Heaton, NE7 7SA	- (381)	

Description

The premises are situated at the junction of Stephenson Road and Benton Road in High Heaton. The unit measures 33.9 sq m ITZA and benefits from ground floor retail accommodation, a small kitchen area, storage and an external WC

The unit was previously used as a bi-folding doors showroom. Consideration will be given to any retail use compatible with the area and the parade subject to planning permission and any other necessary consent. The unit is not suitable for hot food use (A5).

The premises shall be taken in their present condition. The occupier will be responsible for all repairs (with the exception of the structure of the main walls and roof) and all decoration.

The length of occupation is negotiable, ranging from a periodic tenancy to a lease for a term of years to be agreed.

To arrange a viewing please contact Penny Hunter on 0191 211 5529 or email penny.hunter@newcastle.gov.uk.

Welbeck Road - No 490
Walker, NE6 2PA

22.23
-
(250)

£3,200 pax

Description

A small, ground floor retail unit offering a sales area and window frontage, situated at the end of the parade on the junction of Welbeck Road and St Anthony's Road, Walker.

The property currently benefits from A1 planning use and would suit a variety of retail uses. Any retail use compatible with the area will be considered subject to planning permission and any other necessary consent. The property is not suitable for hot food takeaway use (A5).

The unit is available to let on a six-monthly rolling tenancy agreement. The property shall be taken in its current condition. The tenant will be required to carry out all necessary works to put the property into good repair. The tenant will be responsible for all repairs (excluding the main structural walls and roof) and all decoration.

To register your interest please contact Penny Hunter on 0191 211 5529 or email penny.hunter@newcastle.gov.uk.

Category: FORTHCOMING OPPORTUNITY
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Atkinson Road - 182 Benwell, NE4 8XS	25.83 - (277)	TBC	

Description

FORTHCOMING - A ground floor stand-alone retail shop premises on the corner of Atkinson Road and Joan Street in Benwell. The property has a glazed shop front and is secured by roller shutters.

This property currently has A1 Planning Consent and is not suitable for hot food takeaway use (A5). Consideration will be given to any retail use compatible with the area, subject to planning permission and any other necessary consents.

The property is available to let on a six month rolling tenancy however a longer lease may be considered for a term of years to be agreed.

Applicants should assure themselves of the rateable value and rates payable by contacting the Rates Section of Newcastle City Council on 0191 277 8873 or 277 8874.

To register your interest please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Grainger Market - Unit 15 Grainger Street, NE1 5QG	12.53 - (135)	£6,100 pax	
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Description

FORTHCOMING - Unit 15 Grainger Market is a small single unit situated on Alley number 1 of the market, secured by a roller shutter. This unit is currently tenanted and will be available from 23 September 2019.

The market's success depends on ensuring that it has the correct mix of traders and we are therefore looking for uses that are not already well represented in the market. This unit currently has A1 Planning Consent and is not suitable for hot food (A5) use.

This unit is available to let on a three year fixed term tenancy, the option of a tenant's break clause may be available to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954. A rent free period may be available.

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates on 0191 277 8873 or 277 8874.

For further information please contact Denise Tymon on 0191 211 5542 or email denise.tymon@newcastle.gov.uk

Higham House - Units 3, 4 & 5	202.96	£18,500 pax
Higham Place, NE1 8AF	-	
	(2,184.64)	

Description

FORTHCOMING - Retail unit located on the ground floor of Higham House alongside a mix of small business including a hair salon, employment agency and Recyke Y'Bike Café & Bike Shop. In the immediate vicinity is the Laing Art Gallery, recently developed Oxford House Student accommodation, New Bridge Hotel, Newcastle City Library, and the central motorway overpass which links up Manors Metro Station and the southern end of Northumbria's Central Campus. This is one of the key pedestrian routes into the centre for the eastern end of the city and provides the majority of the footfall passing by Higham House. In terms of proximity to the centre, the unit is a 2 minute walk from Monument, Eldon Square Shopping Centre, and the preliminary shopping street in Newcastle - Northumberland Street.

The unit is to be let on effectively fully repairing and insuring terms by way of a service charge. The unit is in a shell condition and incentives will be offered to reflect tenant's fit out.

Internal Width (min) - 14.27 m (46' 10")
 Shop Depth - 15.6m (51' 2")
 Ground Floor Sales - 202.96 sq m (2,184.64 sq ft)
 WC's - 8.18 sq m (88.05 sq ft)

To register your interest please contact Danielle Coffey on 0191 211 5552 or email danielle.coffey@newcastle.gov.uk.

Kenton Centre - Office	429	To be advised
Sherringham Avenue, NE3 3RX	-	
	(4,617)	

Description

FORTHCOMING - The Kenton Centre has ground and part first floor accommodation due to become available. Entrance to the Kenton Centre is via a shared entrance. The ground floor accommodation is situated to the rear of the building on its eastern elevation. Access to the first floor is by stair access only.

Specification of the office space includes: Carpet; perimeter trunking; double glazing; suspended ceiling with air conditioning cassettes; partitioned meeting rooms; male and female WC; accessible WC; and kitchen.

The building will be shared with the Kenton Library on the ground floor, Primary Care Trust (PCT) on both ground and first floor levels and Your Homes Newcastle on the first floor.

The accommodation is situated within the Kenton Centre on Sherringham Avenue, Kenton, approximately four miles to the West of the city centre. Nearby shopping amenities include Kenton retail park on Kirkwood Drive to the rear, which includes occupiers such as Subway, Heron Foods, Spar and Greggs.

To register your interest please contact Alice Naylor on 0191 277 7065 or email alice.naylor@newcastle.gov.uk.

Outer West CSC - First Floor	585.61	To be advised
West Denton Way, NE5 2RA	-	
	(6,298)	

Description

FORTHCOMING - The Outer West Customer Service Centre is a modern building and the available accommodation comprises first floor office accommodation used previously as a call centre and as traditional office space. Entrance to the accommodation is on the ground floor through a shared entrance and lobby which provides both stair and lift access.

The accommodation includes: suspended floor; carpet; double glazing; suspended ceiling; air conditioning; partitioned meeting rooms; shared male and female WC, accessible WC; kitchen; and private balcony.

The property is situated on West Denton Way, West Denton, which is approximately five miles to the West of the city. The accommodation benefits from good amenities being situated near to West Denton Shopping Centre which has occupiers such as Morrisons, Boots, Ladbroke's and Post Office. The building has good provision of public transport with a number of bus stops on West Denton Way.

To register your interest, please contact Alice Naylor on 0191 277 7065 or email alice.naylor@newcastle.gov.uk.