

FOR SALE/ TO LET

RETAIL/OFFICE

146-148 Westmorland Road,
Newcastle upon Tyne, NE4 7JS

- Prominent Edwardian building
- Near to the City Centre and opposite Newcastle College
- Total size of 271.9m² (2,927ft²)
- Arranged over four floors
- Awaiting EPC Rating
- Car parking facilities

Guide price of £299,000
Rent of £25,000 per annum

BradleyHall



LOCATION

The property is located on Westmorland Road which is on the fringe of Newcastle City Centre. Due to the property's location, it benefits from the amenities that Newcastle city centre provides. It is 1 mile to Northumberland Street which is the city centre's most prime high street. The property is situated opposite Newcastle Sixth Form College.

There is a bus stop 0.1 miles away from the property, this provides transportation in and around Newcastle Upon Tyne. The Newcastle Central Train Station is less than 0.5 miles away, the Newcastle Central Station also gives access to the Metro which runs through Newcastle to the coast.

DESCRIPTION

The property comprises a 3 storey, brick and stone built Edwardian building with a basement. The ground floor offers an arrangement of office suites with exposed original wooden floorboards, spotlights, a traditional shop frontage and electric roller shutters. The first floor provides a kitchen and dining area, WC, server room and a sound proofed booth and studio set up for audio recording. The second floor provides 3 more offices.

The property benefits from central heating, double glazing and 2 entrances at the front of the building and a steel fire staircase to the rear with a yard.

Externally there are 3 parking spaces to the front of the property.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	85.6m ²	921ft ²
First Floor	67.0m ²	721ft ²
Second Floor	49.3m ²	531ft ²
Basement	70.0m ²	754ft ²
Total	271.9m²	2,927ft²

EPC RATING

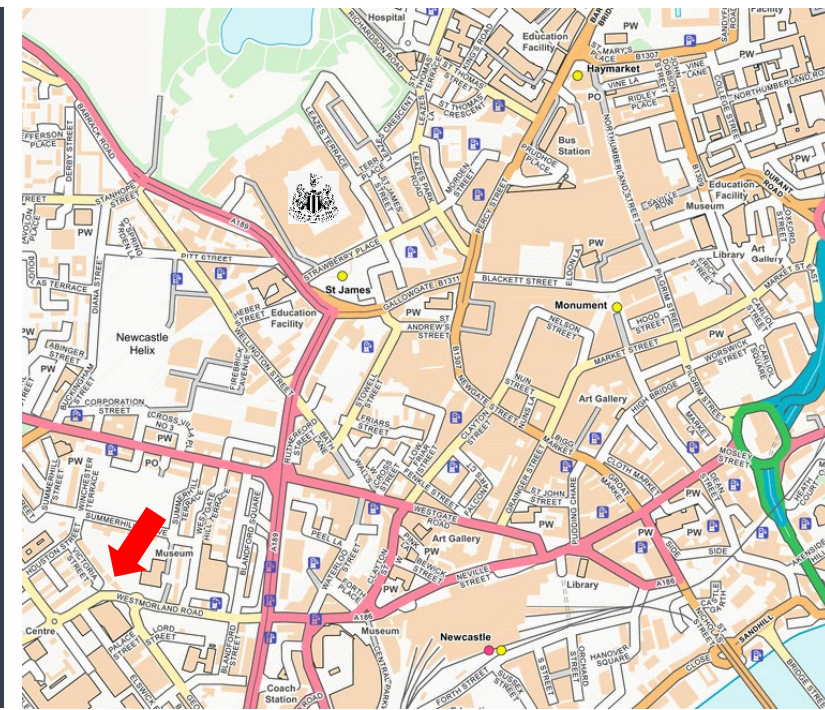
Awaiting EPC Rating.



0.1 mile from bus routes
0.4 miles from Central Train and Metro Station
0.8 miles from Monument Metro Station
0.4 miles from Redheugh Bridge



0.6 miles from St James Park
0.6 miles from The Gate & Eldon Square



RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £13,000 and the estimated rates payable for the current year is £6,487. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The freehold of the property is available with a guide price of £299,000 (Two Hundred and Ninety Nine Thousand Pounds). The property is also available by way of a new lease with terms to be agreed at £25,000 (Twenty Five Thousand Pounds) per annum.

IMPORTANT NOTICE:

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



CONTACT US

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