



FOR SALE/TO LET DEVELOPMENT OPPORTUNITY

Former Spirit Health Club New Bridge Street Newcastle upon Tyne NE1 2SW

Specification

- Prominent City Centre location
- Extensive single storey area with mezzanine
- Possible conversion/development opportunity

Location

The property occupies a highly prominent location in Newcastle City Centre at the junction of the A167(M) Central Motorway and the A193 Durant Road/New Bridge Street roundabout junction. Northumberland Street is around 200 m to the west. The University of Northumbria campus is some 200 m to the north and the new University campus on the east side of the Central Motorway is within easy walking distance. Metro Station links are also close by at Manors Metro Station (to the east) and Monument Metro Station (to the west).

The property adjoins the Newcastle City Centre Premier Travel Inn, where there is an adjoining public car park. Further public parking is located on New Bridge Street (NCP) and to the east of the Central Motorway at Manors.

Description

The property comprises a single storey unit, which has been fitted out as a health club including 2 No gym areas, swimming pool area, refreshment room, changing rooms as well as a range of smaller rooms/offices. In addition, there is a mezzanine area where there are further offices/treatment rooms. The property has the benefit of a goods lift where loading access is provided from the rear of the hotel.

Accommodation

| | | |
|------------------------|---------------------|------------------------|
| Plaza Level Retail Gym | 15,093 sq ft | (1,430.04 sq m) |
| Mezzanine | 1,638 sq ft | (152.17 sq m) |
| Total | 17,031 sq ft | (1,582.21 sq m) |

Lease

The premises are held on a ground lease expiring 08 November 2076. Full vacant possession is available on completion.

Rating Assessment

The rating assessment currently appearing on the Valuation List is as follows: -

Health and Fitness Club & Premises £1,000.

The Uniform Business rate for the year 2010/11 is 41.4 p in the pound. Interested parties should make their own enquiries to the Local Rating Authority, Newcastle City Council, Tel 0191 232 8520.

Terms

Our client will give consideration to a disposal by way of a co-terminus ground lease for a premium payment. Alternatively, an occupational lease will be considered on terms to be agreed. Offers are invited on either basis.

VAT

All figures quoted are exclusive of VAT where chargeable.

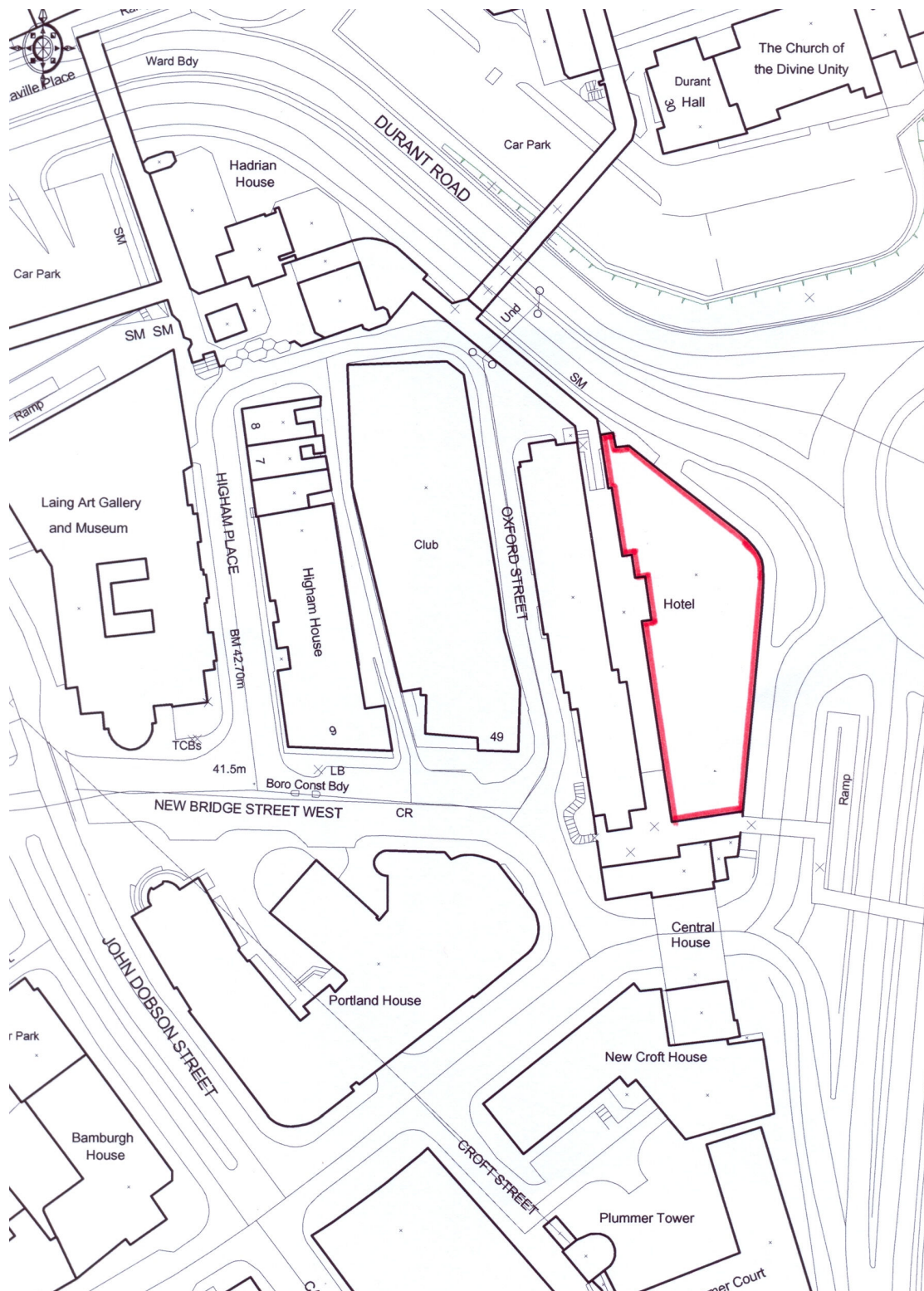
Legal Costs

The incoming tenant will be responsible for the landlord and head landlords reasonable legal costs incurred in the transaction.

Viewing

By appointment through sole agents, Johnson Tucker LLP, Contact Andrew Tucker

Subject to Contract



Ordnance Survey

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