



TO LET

Ground Floor & Part Basement 31/33 Mosley Street Newcastle upon Tyne NE1 1YF

Specification

- Open plan area and 2 cellular offices on ground floor with WC, staff accommodation and storage in basement.
- Potential for alternative uses.
- Additional file storage/archive space available within the building if required
- Self-contained

Location

The property is situated on Mosley Street, close to the junction with Grey Street, in the traditional City Centre office sector.

Newcastle Central Station is 200m to the West of the property, and the city's retail facilities are a 5-minute walk to the North.

Public car parking is available at the Central Station, Dean Street and Manors multi-storey car parks.

The property is located on Mosley Street within the historic Grainger Town area of Newcastle City Centre within close proximity of Newcastle Central Station, Grey Street and nearby city centre parking.

Description

The property is Grade II listed and comprises a 5-storey office building with a prestigious entrance on Mosley Street.

The ground floor accommodation comprises of a combination of open plan and individual offices/meeting/potential treatment rooms with period features. Maybe suitable for alternative uses subject to relevant consents being sought.

Accommodation

Ground Floor	822 sq ft	(76.36 sq m)
Basement	224 sq ft	(20.77 sq m)

Tenure

The property is available via a new full repairing and insuring lease for a term of years to be agreed subject to regular rent reviews at a commencing rent of £8,750 per annum.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Rating Assessment

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

Office & Premises £6,300

The Uniform Business rate for the year 2010/11 is 41.4 pence in the pound.

VAT

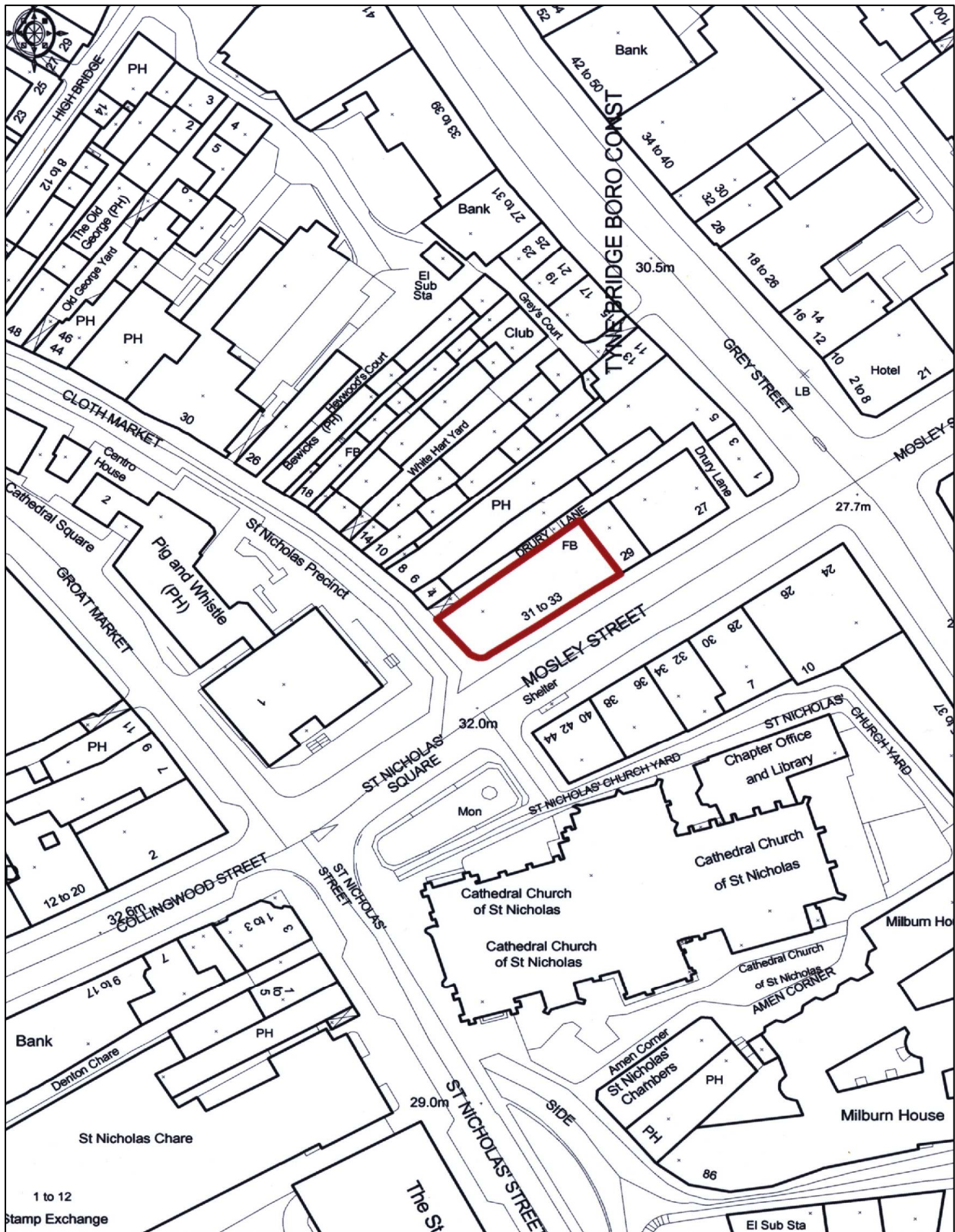
All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract





Conditions under which these particulars are issued

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