



FOR SALE/TO LET DEVELOPMENT OPPORTUNITY

**Centre House
New Bridge Street
Newcastle upon Tyne
NE1 8BR**

Specification

- Prominent City Centre location
- Four storey office building
- 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 four storey office building constructed in the 1970's of frame construction and brick elevations. Internally, the accommodation is served by a communal staircase with lift and WC's off. This gives access to generally open plan office floors. The property is in need of refurbishment and upgrading. Adjacent to the office building is a small retail unit, accessed from a public walkway and bridge over the Central Motorway.

Accommodation

Plaza Level Retail Unit	373 sq ft	(34.65 sq m)
Plaza Level Office	3,670 sq ft	(340.95 sq m)
Level 1 Office	5,018 sq ft	(466.18 sq m)
Level 2 Office	5,018 sq ft	(466.18 sq m)
Level 3 office	5,018 sq ft	(466.18 sq m)
Total	19,097 sq ft	(1,774.14 sq m)

Lease

The premises are held on a ground lease expiring 08 November 2076. There are some tenancies although it is intended that vacant possession will be given on completion.

Rating Assessment

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

Plaza Level	Retail Unit	£8,900
Plaza Level	Office & premises	£7,500
Level 1	Office & Premises	£8,500
Level 2 & 3	Office & Premises	£22,500

The Uniform Business rate for the year 2006/7 is 43.2 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.

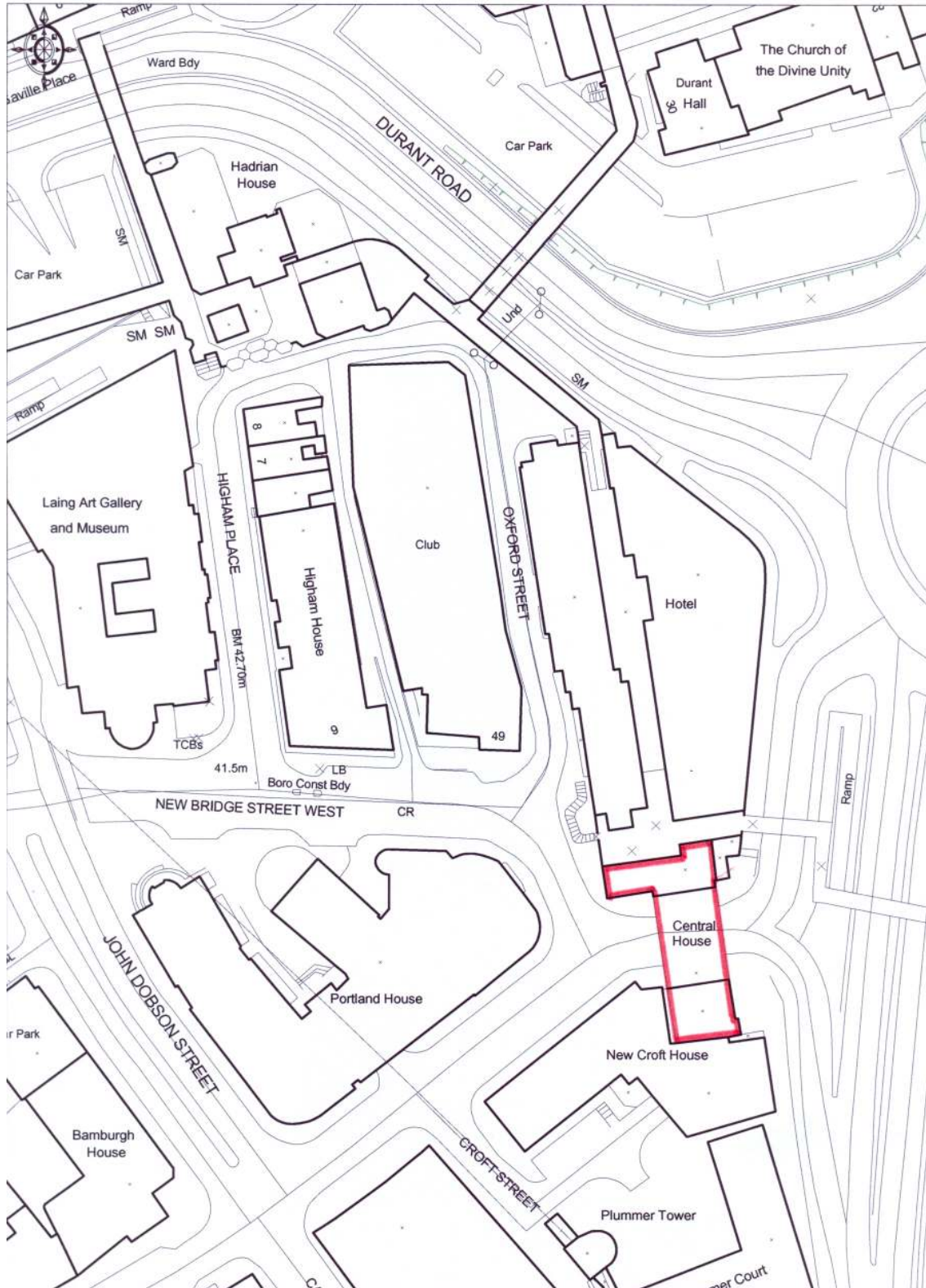
Legal Costs

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



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