



TO LET

FULLY FITTED BANQUETING/ CONFERRING FACILITY

**Tyne Suite
New Bridge Street
Newcastle upon Tyne
NE1 8BR**

Specification

- Established city centre facility
- Large room with stage area
- Room capable of division to 3 smaller areas
- Accommodates 400 people seated and 600 standing
- Fully fitted kitchen
- All furniture, catering equipment etc to be included within lease
- Inventory to be prepared

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 accommodation comprises an extensive banqueting/function room measuring approximately 25.5 m (84 ft) by 16 m (52.6 ft) together with a reception bar with cloakroom off. The function room is capable of division into three smaller areas to cater for smaller functions. There is also a fully fitted kitchen, separate male and female WC's, which are to be demised to the tenant.

Included within the lease will be all the tables and chairs, PA system etc together with all the catering equipment including crockery, cutlery etc. A full inventory will be provided to the tenant.

Accommodation

Total GIA 12,515 sq ft (1,160.27 sq m)

Lease

The premises are available to let on a new effective fully repairing and insuring lease on terms to be agreed.

Rating Assessment

At present, the property is assessed for rating purposes as part of the existing Premier Travel Inn. On completion of the letting the tenant will reimburse PTI a fair proportion of the rates payable.

Business

The accommodation is currently run by Premier Travel Inn and details of previous accounts and future bookings can be made available to serious interested parties.

Terms

Our client is seeking rental offers for the accommodation on a lease for a term of years to be agreed. The lease will also be subject to a turnover rent. The tenant will reimburse PTI a fair proportion of the cost for repairs, service charge etc.

VAT

All figures quoted are exclusive of VAT where chargeable.

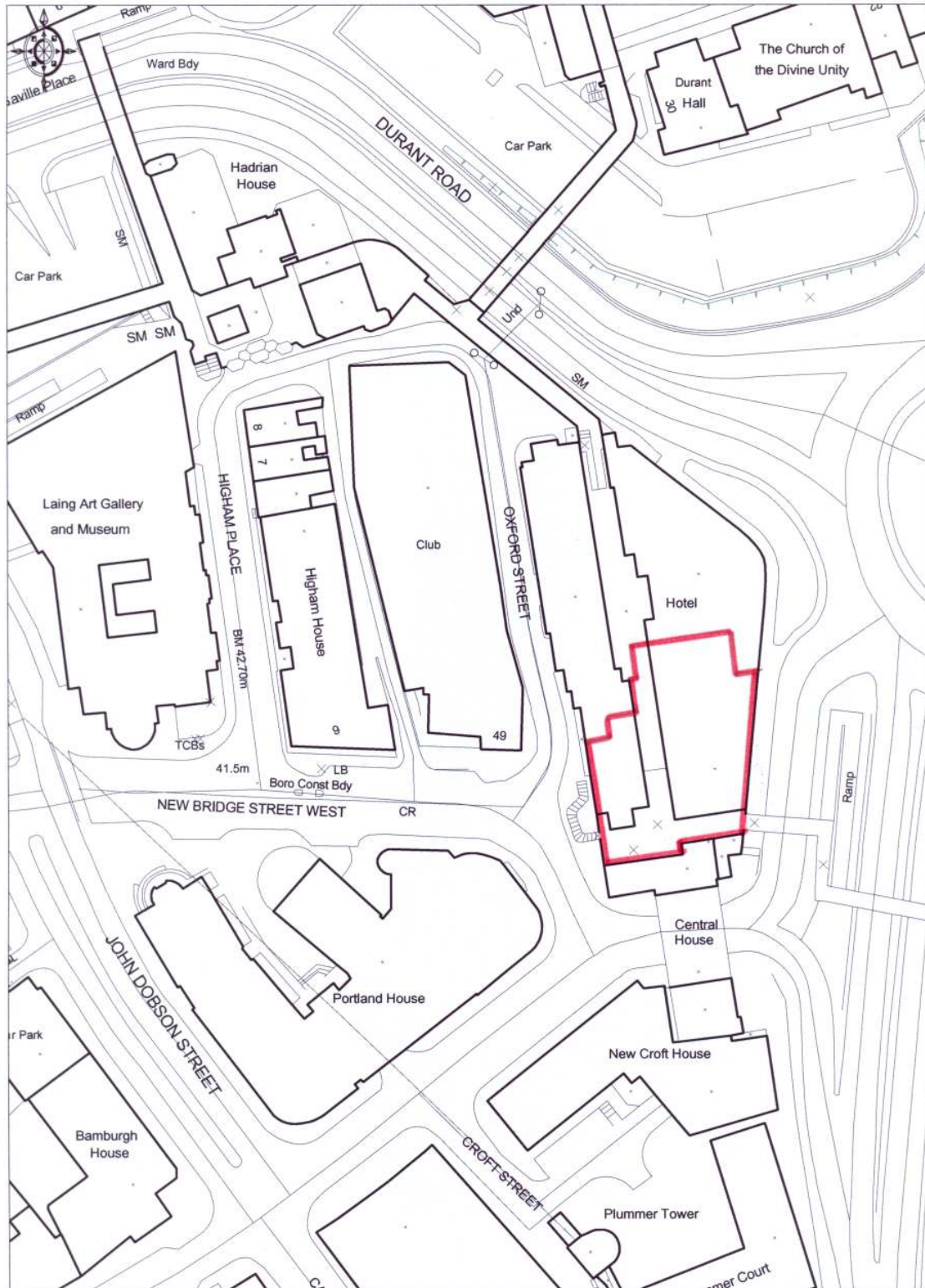
Legal Costs

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



© Crown Copyright 2006. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

This map was created with Promap

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991.