



**FOR SALE**

**CITY CENTRE  
DEVELOPMENT  
OPPORTUNITY**

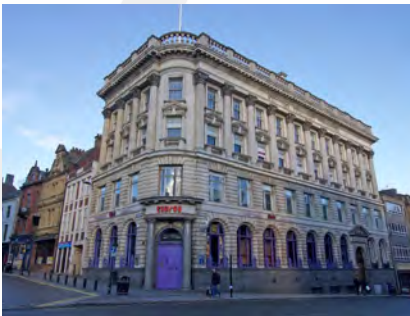
SCOTTISH PROVIDENT HOUSE  
MOSLEY STREET, NEWCASTLE UPON TYNE NE1 1YF

## LOCATION

Newcastle upon Tyne is the commercial capital of the north east of England and is situated approximately 300 miles to the north of London, 100 miles to the south of Edinburgh and 100 miles to the north of Leeds. The city has good communication links, being situated on the main A1(M) connecting London and Edinburgh and also links with Carlisle and Cumbria to the west via the A69 trunk road.

Newcastle Central Railway Station in the city centre, a short walk from the property, forms part of the east coast main line between Edinburgh and London. Newcastle International Airport is located approximately 7 miles to the north west of the city centre and provides daily flights to most major domestic and European destinations.

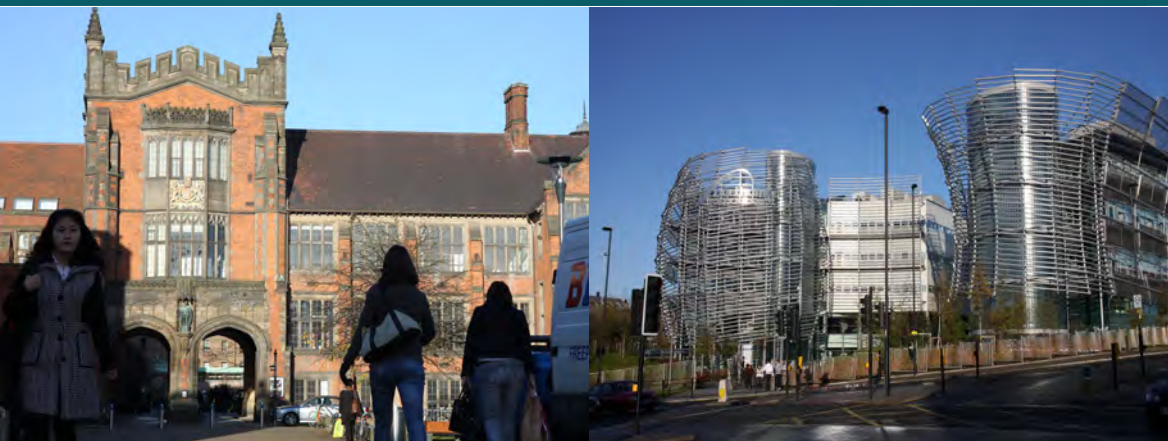
In addition to overground rail connections, Newcastle is the only city in England outside of London to benefit from an underground rail network. The Metro has 60 stations across the North East connecting Newcastle City Centre to the wider conurbation including Sunderland, South Shields and Newcastle Airport.







- |                                     |                                     |                                   |
|-------------------------------------|-------------------------------------|-----------------------------------|
| <b>01</b> Scottish Provident House  | <b>05</b> Stephenson Quarter        | <b>09</b> Cale Cross & Tyne House |
| <b>02</b> Tyne Bridge               | <b>06</b> Cathedral                 | <b>10</b> Sleeperz Hotel          |
| <b>03</b> Copthorne Hotel           | <b>07</b> 55 Degrees North          | <b>11</b> Grey Street             |
| <b>04</b> New Northumbria Police HQ | <b>08</b> Newcastle Central Station | <b>12</b> Grainger Street         |



## SITUATION

Scottish Provident House is prominently situated on the corner of Mosley Street and Cloth Market in Newcastle City Centre. This area is one of mixed land uses with surrounding occupiers being offices, bars, restaurants and nightclubs. Mosley Street and Grey Street to the south and east are currently Newcastle's most popular leisure areas, with Grainger Street and the western entrance to Eldon Square both situated to the north of the subject property providing immediate access to the retail core.

Scottish Provident House lies within easy walking distance of the prime shopping areas of Northumberland Street and Eldon Square Shopping Centre. The central motorway and Tyne Bridge is less than 0.5 miles by car, which in turn links to the local and regional road network, giving swift access to the A1 north and south bound.

The property is situated in the heart of Newcastle's office core with excellent access to Newcastle Central Station, which is only a 5 minute walk away. The closest Metro stations are Monument (0.3 miles) and Central (0.3 miles).

## UNIVERSITIES

Newcastle is home to two leading universities; the University of Newcastle is a member of the Russell Group (a leading group of 24 of the country's most highly regarded universities) attracting approximately 18,000 students from 100 countries. Northumbria University also has a city centre campus and attracts approximately 33,000 students from over 125 countries. Both universities have extended their city centre campuses in recent years.



## DESCRIPTION

The property is a substantial Grade II Listed building over part basement, part ground, first, second, third and fourth floors occupying approximately 16,367 sq ft comprising a mixture of cellular and open plan offices, with a former caretaker's flat on part of the 4th floor.

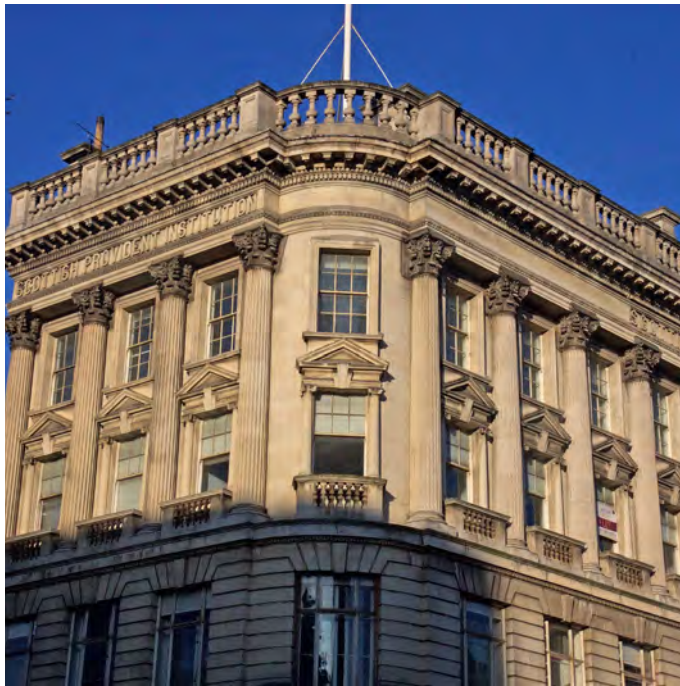
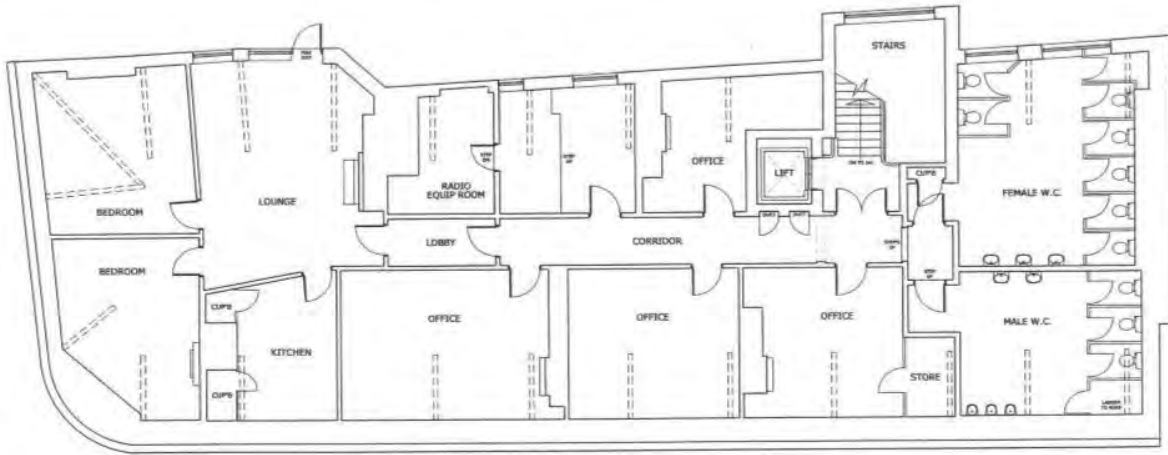
The property would be suitable for a scheme of refurbishment works or conversion to residential, subject to the relevant planning and listed building consent.

Please be aware that part of the ground floor and basement currently occupied by Flares Bar and Nightclub will be excluded from the sale.





## TYPICAL UPPER FLOOR PLAN



## TENANCY INFORMATION

There is a Rooftop Agreement in place enabling T Mobile (UK) Limited to erect an electronic communication mast on the roof of the building. The apparatus relating to the mast is contained within a room on the 4th floor. The room is let to T-Mobile (UK) Limited on a 20 year term from 11th August 2005 at £10,000 per annum (exclusive of VAT). The lease may be terminated by the Owner in certain circumstances. Please contact us for more information.

## TENURE

New long leasehold interest of 999 years from completion of the sale

## EPC'S

DESCRIPTION	ASSET RATING	VALUE
Ground floor office suite	F	149
Ground floor/ first floor office suite	F	131
Second floor	F	134
Third floor	G	169

## RATEABLE VALUE

Listed Building and hence no empty rates payable on void.

## VAT

We understand that the property is elected for VAT and will be charged on the purchase price.

## PROPOSAL

We are instructed to seek offers in excess of £900,000 (exclusive of VAT). A purchase at this level would reflect a low capital value of approximately £54.99 psf.



# CONTACT

To arrange an inspection or to discuss this opportunity further please contact:

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