

TO LET

Self-Contained Retail Units & Office Accommodation

**31-37 Blandford Square
Newcastle upon Tyne
Tyne & Wear
NE1 4HW**



- Prominent position situated on Blandford Square parallel to St James Boulevard in the centre of Newcastle upon Tyne.
- 5 units remaining available from 490 sq ft to 1,130 sq ft
- Opposite Student Living Campus, the Discovery Museum and very close to Newcastle College.
- Parking nearby on Blandford Square.

LOCATION

The property is located in a prominent position overlooking St James Boulevard (A186) just south of the Westgate Road junction. Opposite the property on the other side of the boulevard Dance City, Holiday Inn Express Hotel and a public multi storey car park are situated. Other occupiers in the surrounding area include the Discovery Museum, Pure Gym, Lane 7 bowling, Newcastle Sixth Form College and Centre for Life. Newcastle train station is situated less than a 10 minute walk from the subject property and there are various bus stations in close proximity.

DESCRIPTION

The property is currently being refurbished to provide modern retail units and office accommodation across the three levels. The units could be suitable for a variety of uses subject to gaining the relevant planning permission.

TERMS

Each element is available by way of a new effective FRI lease for a term of 5 years and is to be agreed outside of the provisions of the 1954 Landlord & Tenant Act. The prices quoted in the accommodation table below exclude service charge and insurance which are payable in addition to rent.

ACCOMODATION

The area is made up approximately as follows:

Unit	Sq m	Sq ft	Rent
31 Ground Floor & Yard	46	495	£15,000
33 Rear (St James Boulevard frontage)	62	667	LET
33 Ground Floor (Blandford Square frontage)	45.5	490	£15,000
33A (Former First Floor Flat)	TBC	TBC	LET
35 Rear (St James Boulevard frontage)	TBC	TBC	LET
35 Ground Floor (Blandford Square frontage)	79.35	854	£15,000
35A First Floor (Blandford Square frontage)	95	1,022	£13,500
37 Rear (St James Boulevard frontage)	TBC	TBC	LET
37 Ground Floor (Blandford Square frontage)	91.5	985	LET
37A First Floor (Blandford Square frontage)	105	1,130	£14,000

RATING ASSESSMENT

Since the property is currently undergoing re-configuration, the existing valuation is incorrect and as such will need to be re-assessed following the works completion.

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An energy performance certificate will be commissioned for each individual unit prior to letting following completion of the refurbishment.

VAT

All prices, premiums rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment through agents Johnson Tucker LLP.

Daniel Capobasso

0191 269 7890 / danielc@johnsontucker.co.uk

Kristian Sorensen

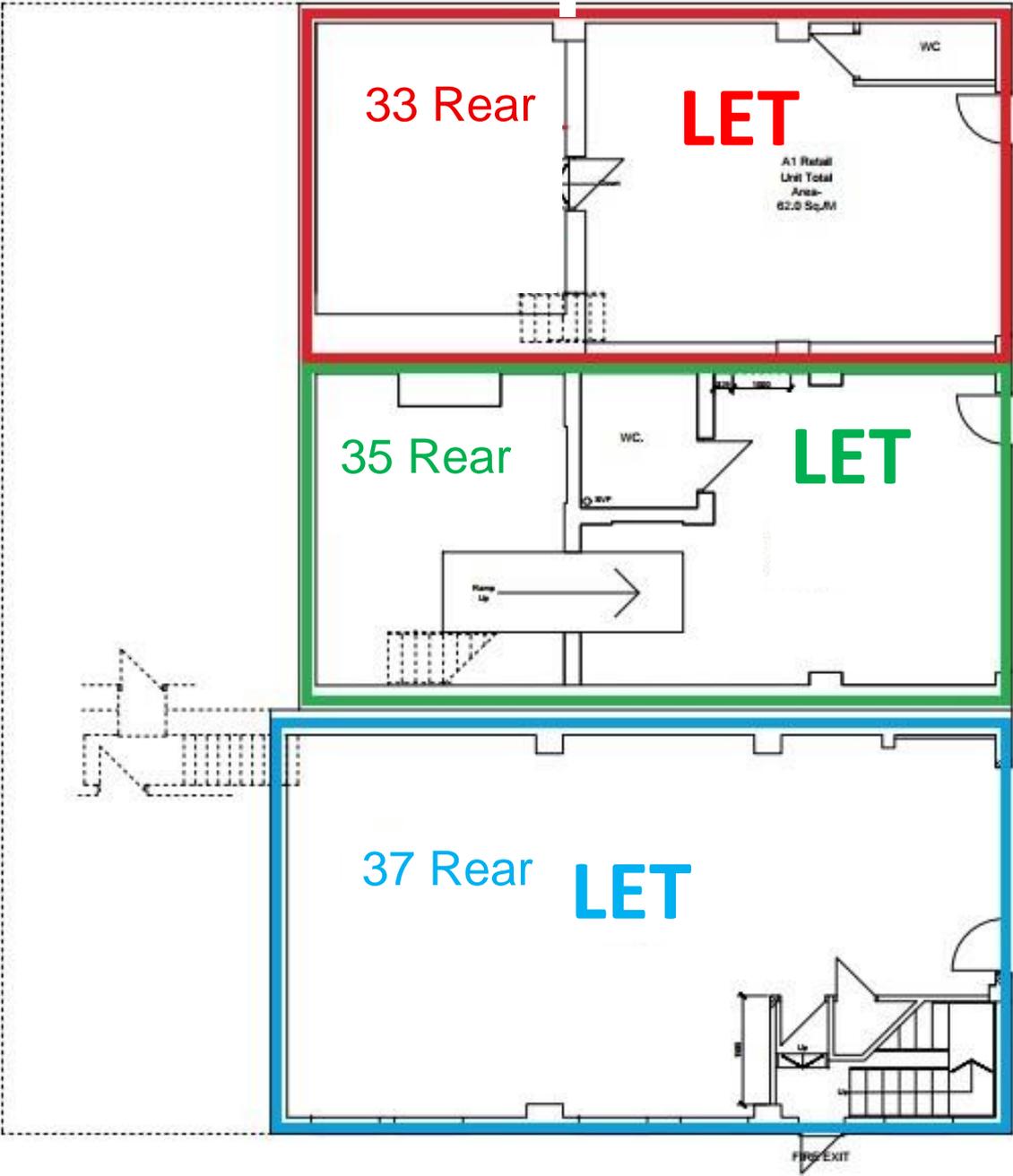
0191 269 7892 / kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Rear Ground Floor
(Fronting St James Boulevard)

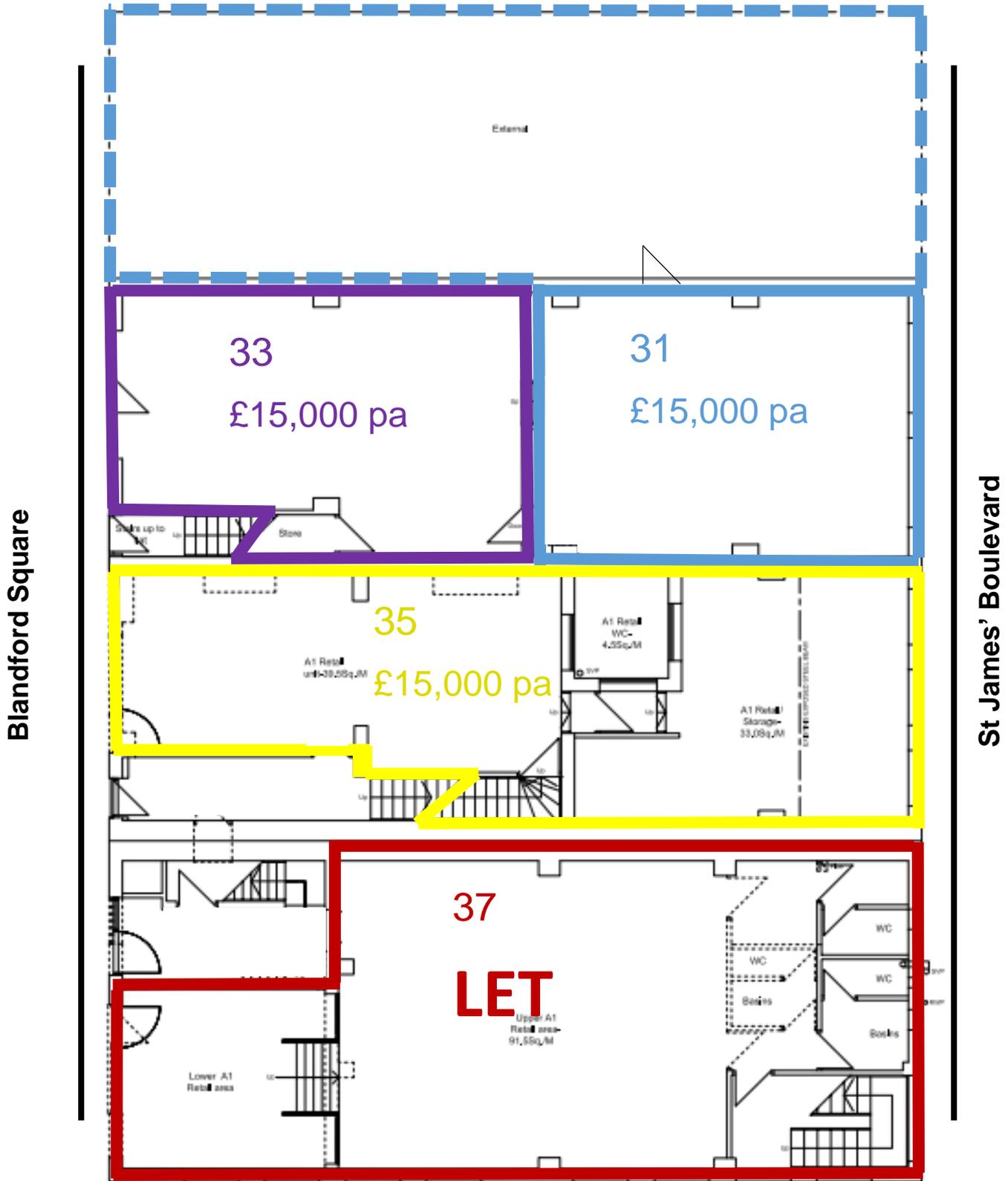
Blandford Square



St James' Boulevard



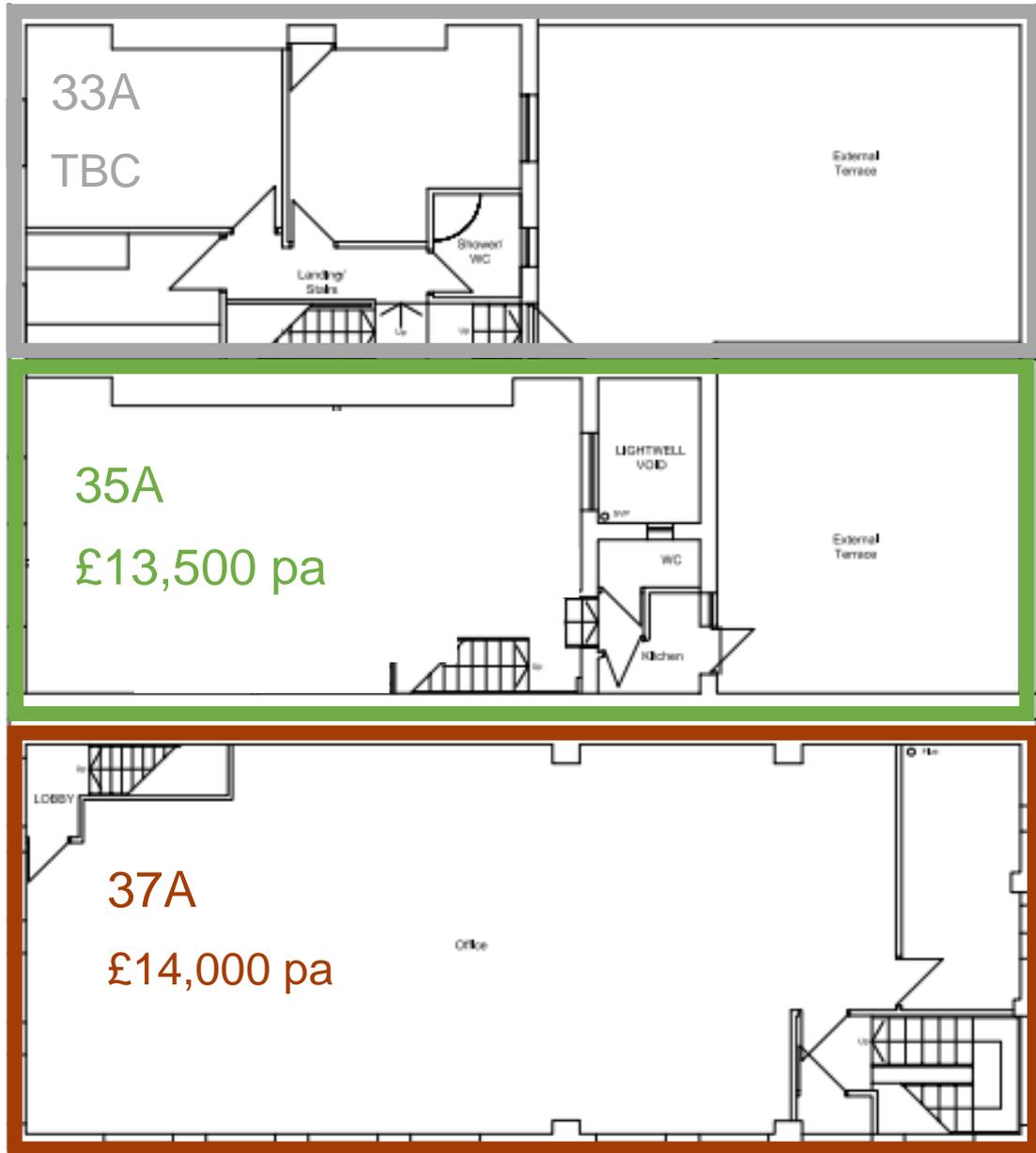
**Ground Floor
(Fronting Blandford Square)**



First Floor

Blandford Square

St James' Boulevard



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.

