

SELF-CONTAINED OFFICES

176 NEW BRIDGE STREET
NEWCASTLE UPON TYNE
TYNE AND WEAR
NE1 2TE

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

FOR SALE



LOCATION

The building is located on New Bridge Street approximately 0.5 mile to the east of Newcastle upon Tyne City Centre. This area lies immediately to the east of the central motorway and has witnessed significant investment in recent years with the opening of Northumbria University's new campus, student accommodation and footbridge.

The subject property is situated within a terrace of office buildings likely constructed in the early 1900's on the southern side of New Bridge Street (A193). The A193 is one of the major vehicular routes out of Newcastle to the east and the building's position gives excellent access to all city centre amenities and is an established office location, popular with commercial occupiers.

Public transport communications are excellent with Manors Metro Station being within approximately 5 minutes walk from the subject property linking to local and national rail services via Newcastle Central Station.

DESCRIPTION

The property comprises a mid terrace 3-storey building of traditional brick construction, beneath a pitched and slate covered roof. The building has frontage to New Bridge Street and has attractive stone features to the front elevation including corncicing, a central trim and pillared entrance.

Internally, the building has been refurbished and provides predominantly open plan accommodation arranged over lower ground, ground and first floors with further storage space within the loft. The loft space has been completely floored and insulated and has a ladder access. Additionally the building provides a boardroom, several meeting rooms, WC's / shower room and kitchenette facility. The property has the following specification:

- Intercom entry system
- Air conditioning
- Gas fired central heating
- Double glazing
- Carpeted throughout
- Category II lighting
- Kitchenette
- WC's / Shower facilities
- 5 car parking spaces to rear

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area (NIA) basis and provides the following floor areas:

Lower Ground Floor	69.40 m ²	(747 ft ²)
Ground Floor	66.90 m ²	(720 ft ²)
First Floor	81.00 m ²	(872 ft ²)
TOTAL	217.30 m²	(2,339 ft²)



TENURE

The freehold is offered for sale with vacant possession.

PRICE

We are instructed to seek offers in excess of £350,000 for the freehold interest.

BUSINESS RATES

Rateable Value (2010 List): £18,500
 Rates Payable 2010/2011: £7,659

LEGAL FEES

The purchaser will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact Andrew Chandler on:

Tel. No. 0191 272 5551
 Email. andrew.chandler@bissett-kenning.co.uk

Please note that viewings will be strictly by appointment only.

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