



SUTHERLAND HOUSE, 5-7 THE FRIARS, NEWCASTLE UPON TYNE, NE1 5XE

- **Ground floor offices**
- **City Centre Location**
- **Immediate Occupation**
- **Rent £9,000 per annum**

Offices To Let

LOCATION

The property is located in the Blackfriars area of the City centre of Newcastle upon Tyne. It is positioned to the rear of The Gate leisure complex on Newgate Street and is accessed directly from Stowell Street. There is a small public car park at The Friars. The recent extension to Eldon Square, and The Gate leisure complex are both a short distance away.

Newcastle Central Railway Station can be reached within around 10 minutes' walk and the Haymarket Bus station around 5 minutes away, offering excellent transport links around the north-east.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises the ground floor of a two-storey period building of brick construction under a slate covered pitched roof. Internally, it provides largely open plan office accommodation.

The property is fitted to a good standard, with gas central heating to radiators and has shared kitchen and toilet facilities.

There is secure access to the unit via an intercom and it benefits from data cabling throughout. Ceilings are plastered with Category II lighting and windows are timber, single glazed with additional security grilles.

ACCOMMODATION

We have measured the property as providing the following net internal floor area:

Ground floor 84.52 sq m (910 sq ft)

LEASE TERMS

The accommodation is available to let on a new full repairing and insuring lease for a term of years to be agreed. There is a service charge in operation to enable the Landlord to recover a fair proportion of the costs of repairing the structure and external parts of the building, insurance, and the maintenance of the internal common parts.



Office Interior

RENT

The accommodation is available to let at a rent of £9,000 per annum exclusive.

VAT

The property is registered for VAT and VAT is payable on rent and service charge.

RATEABLE VALUE

We understand the property is entered into the 2023 Rating List as follows:

Description: Office & Premises
Rateable Value £7,300

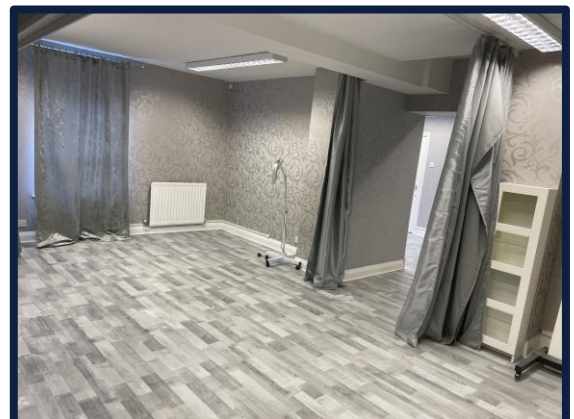
Tenants may qualify for Small Business Rates Relief.

Interested parties should make enquiries with the Local Authority to establish actual rates payable.

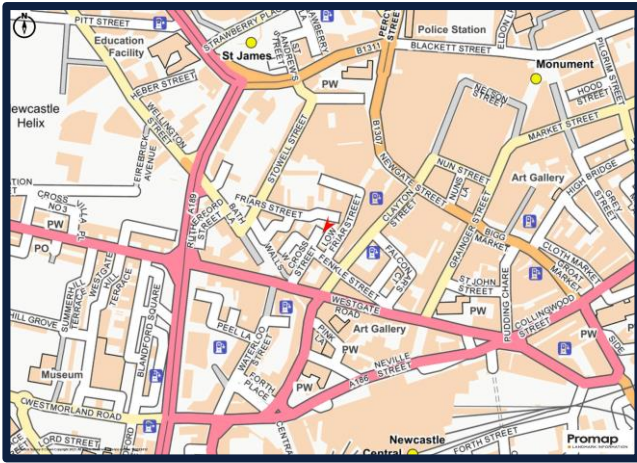
LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation and execution of the lease.

All figures quoted above are exclusive of VAT where chargeable.



Office Interior



Street plan

VIEWING

Strictly by appointment with sole agents YoungsRPS. Please contact Michael Boaden on (0191) 2610300.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8QH
Tel: 0191 2328520

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-77.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared July 2023



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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