

## TO LET

14 BLANDFORD SQUARE, NEWCASTLE UPON TYNE, NE1 4HZ



- E Class Consent suitable for a variety of uses
- Side loading and rear external store
- Public Car Parking Directly Opposite
- Nearby includes **The Discovery Museum, Dance City, Student Roost, 360 Sky Lounge, Hadrians Tower, Albufeira Café** along with with a number of other local retailers.

## LOCATION/SITUATION

The property is situated on Blandford Square on the fringe of Newcastle City Centre and overlooking St James Boulevard with an average daily traffic flow of over 17,000. Directly opposite is a public pay and display car park and is in close proximity to the Discovery Museum, Dance City, Student Roost, Grainger Town Multi-Story car park as well as to Hadrian's Tower, Newcastle tallest building. The helix redevelopment site is also close by providing prime office and residential accommodation.

## ACCOMMODATION

Arranged over ground floor only with stepped access and an external store, the property has following approximate dimensions and floor areas:

Ground Floor Area	133sqm	1430sqft
External Store	18sqm	194sqft

## LEASE TERMS

Subject to Vacant Possession - A new effectively Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£16,500 per annum** exclusive. Additional space within the building may be available subject to requirements.

Dedicated parking available by separate negotiation.

## EPC

The property has an Energy Performance rating of C62. A copy is available on request from this office.

## BUSINESS RATES

<b>Rateable Value</b>	£11,250
<b>Estimated Rates Payable- 2023 (*100% relief available)</b>	£5,613 or £0*

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

There is a service charge for the upkeep of the property and communal areas budgeted at £3.25 per sqft per annum.

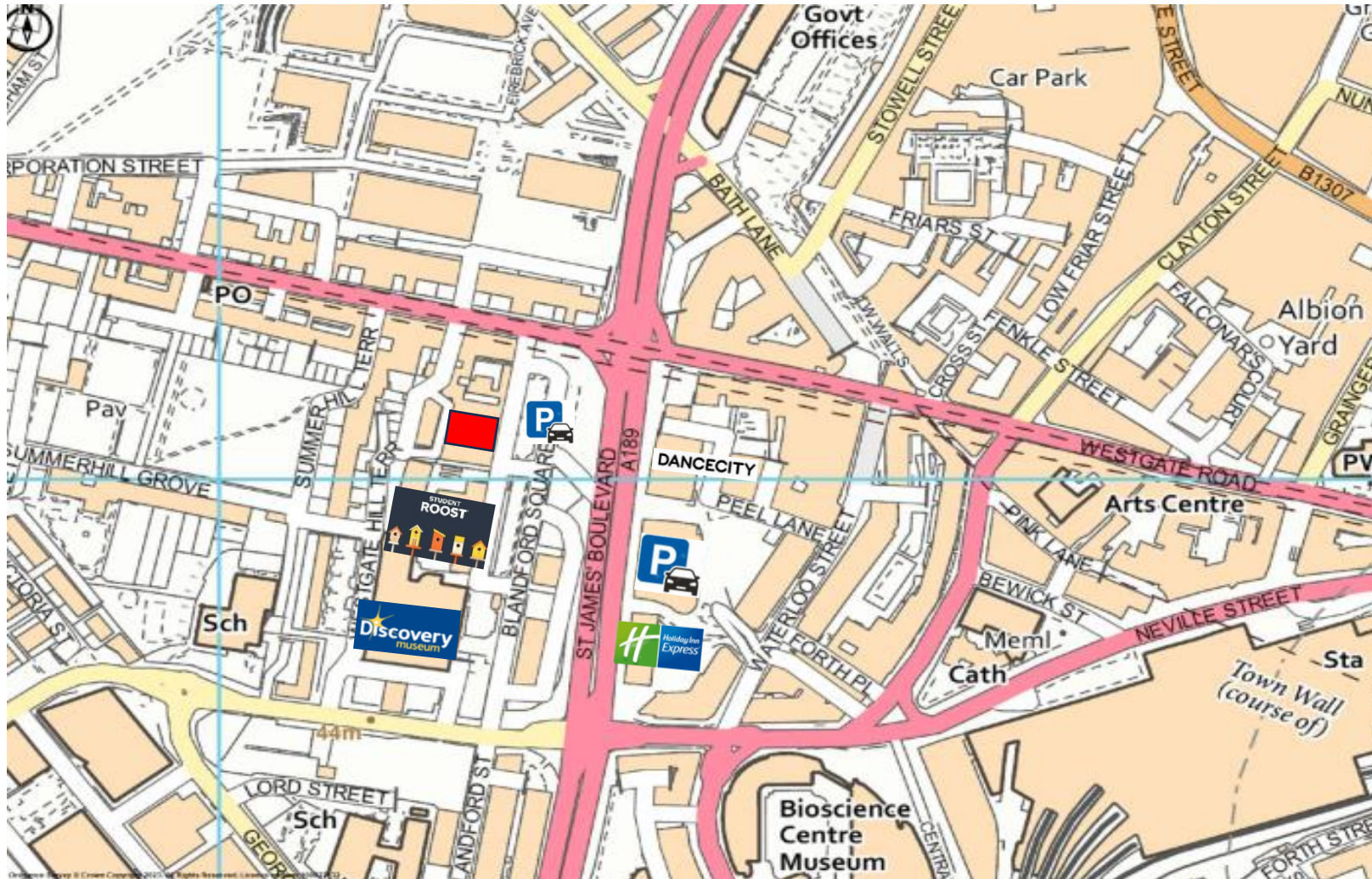
## VIEWING

For enquiries and general information please contact @retail. Viewing strictly via appointment.

### **Pete Townsend**

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