



TO LET

CITY CENTRE OFFICE / RETAIL UNIT

14 AKENSIDE HILL, NEWCASTLE UPON TYNE NE1 3XP

SW

Sanderson
Weatherall



Summary

- City Centre Location
- Size: 495 sq ft (45.99 sq m)
- Rent: £9,950 pax
- Subject to Contract

Description

The property provides a mid-19th century Grade II Listed building that reflects the historic architecture of the area and is within the conservation area. Internally the property provides a spacious retail sales area with kitchen and WC facilities to the rear elevation. Despite the unit having a large percentage of hard frontage, the unit offers good levels of natural light internally and would be suitable for a variety of uses, subject to obtaining the necessary planning permissions. There is on street parking provision directly opposite the unit which is a pay a display along with numerous multi-storey car parks situated only a short distance away.

Occupiers in the immediate and nearby vicinity include The Bridge Tavern, Akenside, Aveika, Babbucho, Slug & Lettuce, House of Tides and The Dubliner amongst numerous other national and regional operators.

Accommodation

We understand the accommodation comprises the following approximate Net Internal Areas (NIA):

Description	sq m	sq ft
Ground Floor	45.99	495

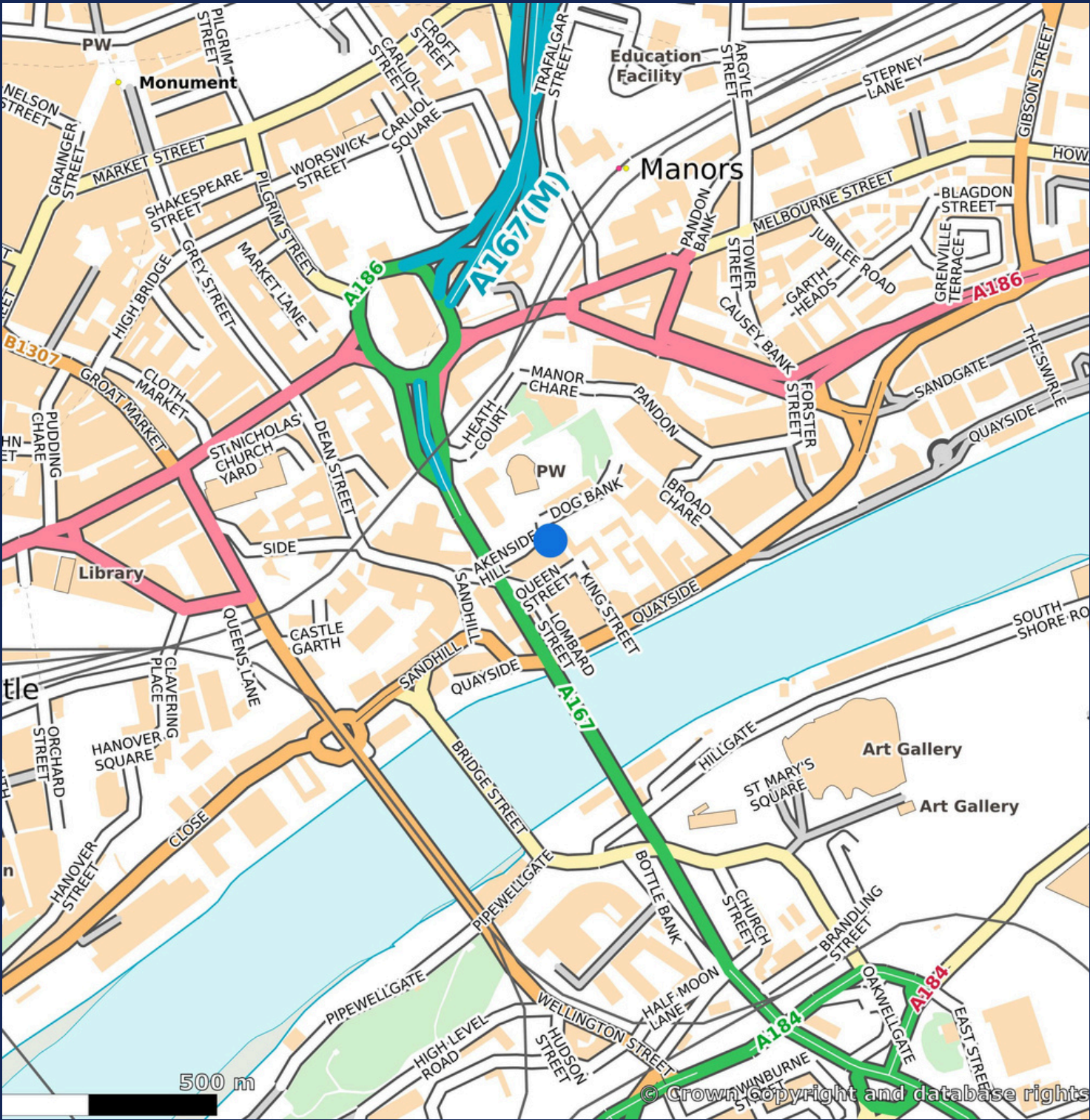
Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles north west of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the South East, South Shields 14 miles to the east and Carlisle 58 miles to the west.

14 Akenside Hill is located in the heart of Newcastle upon Tyne, near the iconic Quayside area. Akenside Hill is a small, sloped street that connects the Quayside with the city centre. The area is known for it's historic architecture with a mix of Georgian and Victorian buildings. The street is relatively narrow and cobbled, creating a traditional feel throughout. From Akenside Hill, you have easy access to the River Tyne and it's famous bridges which includes the Tyne Bridge, Swing Bridge and Millennium Bridge. The area is bustling with a variety of bars, restaurants and cafes making it a popular spot for both locals and tourists.

Asking Rent / Lease Terms

£9,950 per annum exclusive of VAT with terms to be agreed on an Effective Full Repairing and Insuring lease, subject to contract



Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

Service Charge & Insurance

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further information available upon request.

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium is covered within the service charge costing.

The tenant will be responsible for obtaining their own contents insurance.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £4,650

The Rateable Value falls under the current threshold of £12K meaning that majority of operators could qualify for Small Business Rates Relief. We would however recommend that any interested parties make their own investigations regarding relief and rates payable by contacting the Local Rating Authority (Newcastle City Council).



Energy Performance Certificate

The subject property has an Energy Asset Rating of Band C (73) and the EPC is valid until 27 August 2029. A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Services

We understand that the property benefits from all mains service connections, however any interested party is advised to make their own investigations regarding this matter.

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 operator.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

Mark Convery



07525 872 141



mark.convery@sw.co.uk

Amy Lamming



07561 710 960



amy.lamming@sw.co.uk



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