



To Let

Cty Centre Leisure / Retail Opportunity
(Subject to Planning)

► **Kelburn Point**
7-19 Mosley Street
Newcastle upon Tyne
NE1 1YE



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Key points

- ▶ Leisure / Retail Opportunity
- ▶ City Centre Location
- ▶ GF & FF: 2,750 sq ft (255.48 sq m) Per Floor
- ▶ Rent: On Application
- ▶ Subject to Contract

Description

Kelburn Point comprises a prominent city centre commercial building that is to be comprehensively reconfigured by the landlord to provide approximately 5,500 sq ft of open-plan accommodation arranged over the ground and first floor levels.



Constructed in a traditional manner and benefiting from strong presence onto Mosley Street, the property is considered suitable for a variety of retail, leisure, food and beverage, fitness and other commercial uses, subject to planning. The proposed refurbishment will deliver flexible floor space capable of accommodating bespoke occupier requirements within one of Newcastle's most sought-after leisure and retail destinations.

Location

Kelburn Point occupies a prominent city centre position on Mosley Street, connecting Newcastle's established retail, leisure and business districts with the Quayside. The property benefits from excellent accessibility, lying within a short walk of Newcastle Central Station and the Tyne and Wear Metro network, while the A167(M) and A1 provide convenient road links across the region and beyond.

The surrounding area is home to a diverse mix of national, regional and independent occupiers, creating strong levels of footfall throughout the day and into the evening. Nearby attractions include the vibrant Quayside leisure circuit, Grey Street, Grainger Town and the historic Grainger Market, together with a broad range of restaurants, bars, cafés, hotels and cultural venues. The location offers an excellent opportunity for retail, leisure or hospitality operators seeking representation within one of Newcastle's most established and well-connected city centre destinations.



Accommodation

We understand the property once reconfigured will provide the following approximate Net Internal Areas:

Ground Floor: 255.48 sq m (2,750 sq ft)
First Floor: 255.48 sq m (2,750 sq ft)

Asking Rent & Terms

New lease is available on an Effective Full Repairing and Insuring basis with terms to be agreed, subject to contract.

Rent available upon application.

Business Rates

The Valuation Office Agency (VOA) will need to reassess the Rateable Value upon occupation. Any interested party is therefore advised to make contact with the Local Rating Authority, Newcastle City Council, to obtain clarity with regards to this matter

EPC

An Energy Performance Certificate (EPC) has been commissioned via a competent Energy Assessor and will be available upon request in due course.

Services

We understand that all main services are connected to the property however, interested parties are to make their own investigations regarding this matter.

Insurance

Landlord will insure the building and recover the premium from the tenant upon demand. Insurance premium to be confirmed.

Tenant will be responsible for obtaining their own contents insurance.

Service Charge

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

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.

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 purchaser.

VAT & Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

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





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Viewings

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**
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