



To Let

Former Probation Office in
Prominent Location

► **70-78 St James' Boulevard
Newcastle upon Tyne
NE1 4BN**

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Key points

- ▶ Former Probation Office
- ▶ Prominent Location
- ▶ Size: 10,681 sq ft (992.23 sq m)
- ▶ Site Area: 0.35 Acres (0.14 Hectares)
- ▶ Rent: On Application
- ▶ Subject to Contract

Description

The property comprises a substantial commercial premises extending to an approximate Net Internal Area of 992.23 sq m (10,681 sq ft) arranged over basement, ground and first floors, occupying a site area of approximately 0.35 acres (0.14 hectares). Constructed predominantly of traditional brickwork with sections of lightweight curtain walling, the building benefits from extensive frontage onto St James' Boulevard and presents a highly visible trading position within Newcastle City Centre.

Internally, the accommodation provides a versatile layout capable of supporting a variety of commercial uses, subject to the necessary planning consents. The building incorporates a flat roof structure, double-glazed uPVC windows and benefits from existing service connections. To the rear, the site includes ancillary areas and servicing accommodation, with access available from both St James' Boulevard and the adjoining Westmorland Street (A186), providing convenient connectivity to the wider road network and routes towards South Shields and Carlisle.

The property offers a rare opportunity to occupy a prominent city centre building with significant presence, flexible floorplates and potential for a range of retail, leisure, educational, office or alternative commercial occupiers, subject to planning. There are also 6 designated car parking spaces at the front elevation and additional external space to the right-hand side under a secure area which could accommodate up to another 4-6 parking spaces if required.

Location

70–78 St James' Boulevard occupies a prominent position on one of Newcastle City Centre's principal arterial routes, benefitting from excellent visibility and a constant flow of pedestrian and vehicular traffic throughout all hours of the day. The property is strategically located close to a number of key city centre attractions and amenities, including St James' Park, Lane7, Centre For Life and Newcastle College, which collectively generate significant footfall from students, visitors, office workers and leisure users.

The surrounding area has undergone considerable investment in recent years and forms part of Newcastle's established leisure, hospitality and commercial core. The property also benefits from excellent connectivity, with easy access to the city's comprehensive public transport network, including Newcastle Central Station, numerous bus routes and nearby Metro services. In addition, St James' Boulevard provides direct access to the A167(M) Central Motorway, facilitating convenient links to the wider Tyne & Wear region and the national road network.



Accommodation

We understand that the property provides the following approximate Net Internal Area:

Description	sq m	sq ft
Ground Floor Office	267.35	2,878
First Floor Office	419.25	4,513
BST Internal Storage	305.63	3,290
Total	992.23	10,681



Site Area: 0.35 Acres (0.14 Hectares)

Asking Rent / Lease Terms

A new lease is available on a Full repairing and insuring basis with terms to be agreed, subject to contract.

Rent available upon application.

Services

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

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £113,000

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority, Newcastle City Council.

Use/ Planning

We understand that the property benefits from consent for its current use that falls under 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.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

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

Energy Performance Certificate (EPC)

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

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

VAT is not applicable.

Legal costs

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

Viewings

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

► **Mark Convery**

07525 872 141

mark.convery@sw.co.uk

► **Aidan Baker**

07712 868 537

ADBaker@lsh.co.uk



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