



TO LET CONTEMPORARY OFFICE SUITE

SUITE 6-7 ST NICHOLAS CHAMBERS, AMEN CORNER, NEWCASTLE UPON TYNE NE1 1PE



Sanderson
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Summary

- Contemporary Office Suite
- Attractive Period Building
- Size: 1,550 sq ft (144.04 sq m)
- Asking Rent: £18,500 per annum
- Subject to Contract

Description

St Nicholas Chambers is a Victorian red-brick property dating back to 1881, combining historic charm with a central, well-connected location. The ground floor is made up of two leisure occupiers including Moku and Ruby Raes whilst the first floor comprises office accommodation and the upper floors residential apartments.

Suite 6-7 is fitted to a good standard with suspended ceilings, recessed lighting, a mixture of carpeted/vinyl floor coverings and gas central heating. The premises benefit from a spacious and modern kitchen and own WC facilities. The suite is currently occupied by Absolute Image who provide aesthetic treatment, therefore is fitted out for this purpose featuring a well-planned layout. The space includes a welcoming reception and waiting area, along with 3 dedicated treatment/private rooms suitable for consultation, storage or office use. The existing configuration offers flexibility and could easily be adapted for a range of professional or healthcare services.

The suite is accessed off the main entrance on Amen Corner which is at ground floor level and an intercom entry system is in place for secure access and visitors.

Accommodation

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

NIA: 144.04 sq m (1,550 sq ft)



Location

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 286,500 persons (Census 2021). 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.

St Nicholas Chambers is located on Amen Corner, adjacent to St Nicholas' Cathedral and St Nicholas Street in the heart of Newcastle upon Tyne. St Nicholas Chambers is situated within short walking distance to Newcastle Central Station making it an ideal location for businesses seeking excellent transport links, convenient client access and a prestigious city centre presence.

Asking Rent & Lease Terms

The suite is available to rent at an asking rent of £18,500 per annum with terms to be agreed on an Effective Full Repairing and Insuring basis.

Service Charge

A service charge is currently levied to maintain the common areas of the building.

Further information is available upon request.





Business Rates

Interested parties are invited to contact the Local Rating Authority (Newcastle City Council) to verify the current rates payable.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of Band E (123) and is valid until 13 February 2029. A full copy of the EPC is available via the link 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 purchaser.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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





Contact

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

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