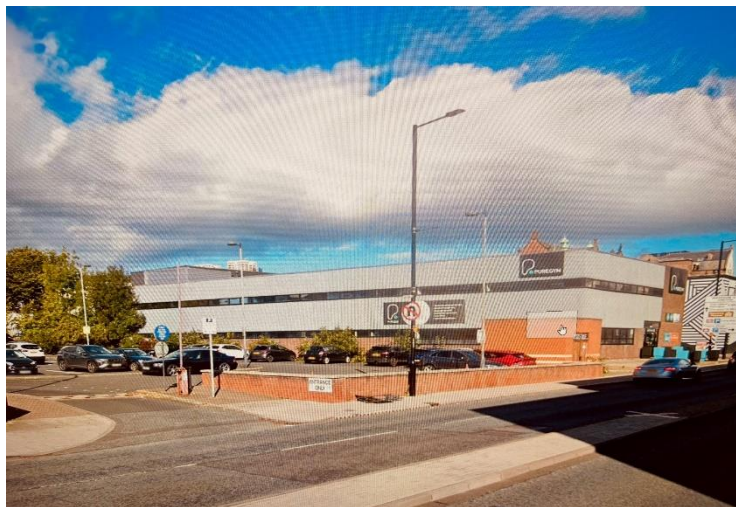


TO LET Large Prominent Roadside Premises Suitable for Retail / Leisure / Gym uses

92 – 96 St. James Boulevard Newcastle upon Tyne NE1 4BN



Location

The premises are situated in a very prominent position on one of the main routes into Newcastle City Centre which receives traffic from the south from both the Redheugh Bridge and Scotswood Road. St James' Boulevard leads to and from Newcastle United's famous football ground and is therefore has very high daily traffic flows as it pulls traffic through the city centre. The property is close to a number of footfall generators including Newcastle College Campus to the immediate west, Grosvenor Casino to the South, the original Lane 7 to the north and The International Centre for Life, Newcastle Coach Station and St James Gate to the East. The site has the benefit of pay and display car parking adjacently and its detached nature allows for advertising on all sides of the building.

Accommodation

The premises are constructed over ground and first floor levels and formerly traded as PureGym. Consolidation of their operations in Newcastle has led to this site being available.

Floorplans are available upon request.

Ground floor area approx.	801 sqm (8,620 sqft)
First floor area approx.	797 sqm (8,579 sqft)
Floor to ceiling heights TBC	

Business Rates

The premises are currently assessed at RV £105,000. **Interested parties are strongly advised to verify the position as to precise rates payable by contacting the local rating authority directly. The current UBR for 2024/25 is 0.499p in the £. There may be upto 75% rates relief available for years 2024/2025 subject to status.**

Planning

The premises have the benefit of Class E use.

Lease Terms

A new full repairing and insuring lease for a term to be agreed at a rental in the region of £165,000 per annum is required for the entire building.

Services

The property has the benefit of electricity, water and drainage supplies.

Energy Performance

A new EPC has been requested and will be in place prior to any lease being entered into as required by law.

Legal Costs

Each party is to bear their own legal fees incurred in documenting a new lease.

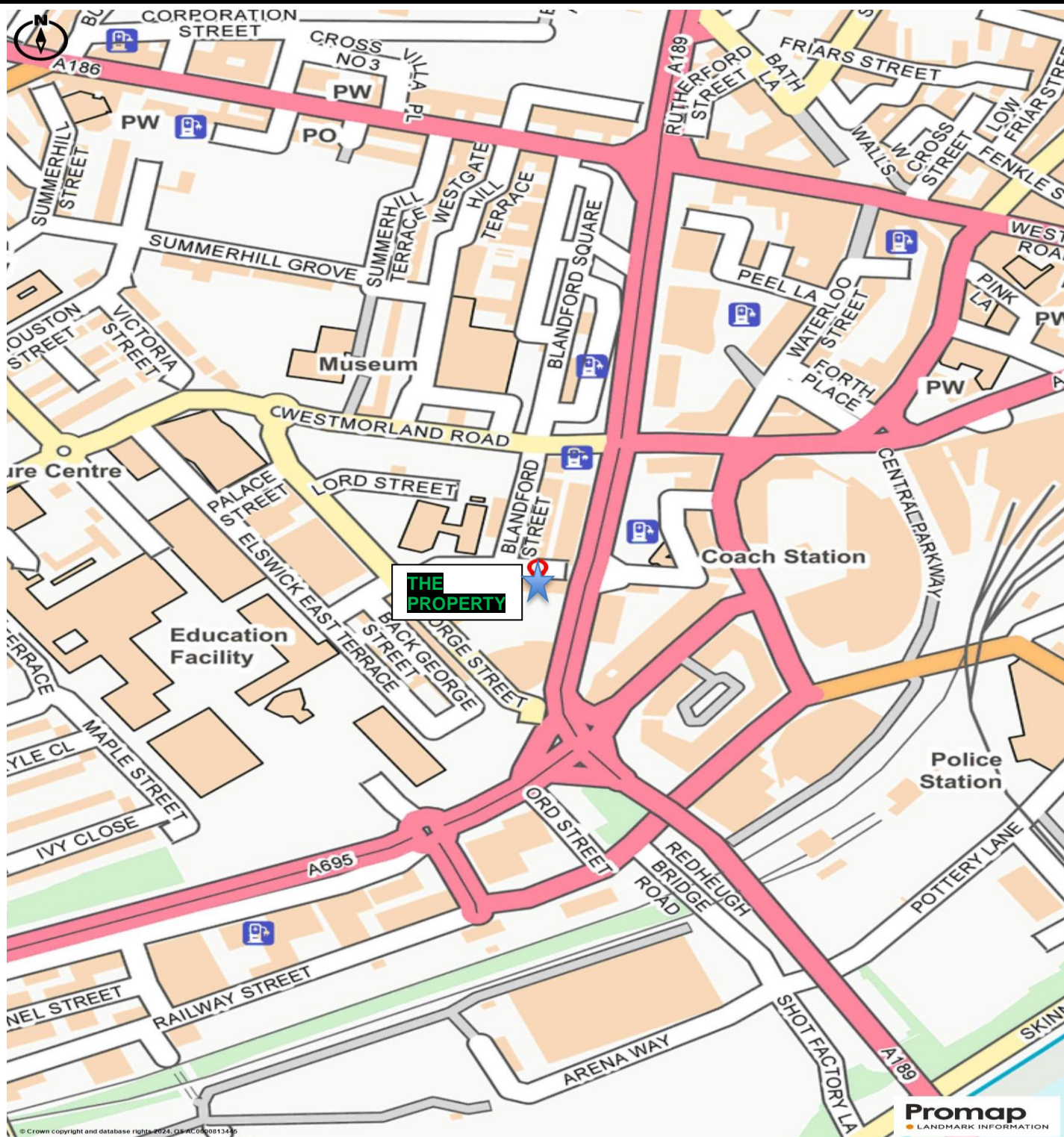
VAT

All figures within these terms are exclusive of VAT where chargeable.

May 2024

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