

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

**Buxton House**  
**1 Buxton Street**  
**Newcastle upon Tyne**  
**NE1 6NJ**



### LOCATION

The subject property is prominently located on the corner of Buxton Street and Gibson Street in Newcastle upon Tyne, just 0.5 miles east of the city centre.

The property is situated directly opposite the Staybridge Hotel and just 0.2 miles from Newcastle's Quayside which is a popular and established business and leisure destination and only a 10-minute walk from Northumberland Street in Newcastle City Centre.

This makes the property easily accessible and well located, particularly for meetings, or lunch breaks in the City Centre, or Quayside.

The property is well located for accessibility by road, with the A193 just 0.1 of a mile away, the A167(M) is 0.4 of a mile away and the A186 is approximately 160 yards away.

Public transport links include Manors Metro and Railway Station which is 0.5 miles away.



0.2 miles from Quayside

0.4 miles from the A167(M)

0.5 miles from Newcastle city centre

0.5 miles from Manors Metro Station



## DESCRIPTION

Buxton House comprises a substantial four storey, detached office building which occupies a prominent corner position.

The property benefits from a dedicated entrance from Gibbson Street, reception area, several meeting rooms and a board room. The offering is of good quality cellular office space on ground and first floors with the second floor presenting an open-plan space. The property also has a large basement area offering staff room and kitchen facilities as well as a plant room and warehouse space.

## ACCOMMODATION

Basement	264.9m <sup>2</sup>	2,851ft <sup>2</sup>
Ground Floor	215.7m <sup>2</sup>	2,322ft <sup>2</sup>
First Floor	254.9m <sup>2</sup>	2,744ft <sup>2</sup>
Second Floor	321.4m <sup>2</sup>	3,460ft <sup>2</sup>
<b>Total</b>	<b>1,065.9m<sup>2</sup></b>	<b>11,376ft<sup>2</sup></b>

## USE CLASS

The property currently benefits from an B1 (Office) use class but may be suitable for a variety of uses, subject to obtaining planning permission and change of use.

## CAR PARKING

The property benefits greatly from a car park to the side and rear which can accommodate 20 vehicles. This is something of a rarity in such close proximity to Newcastle's city centre and Quayside.

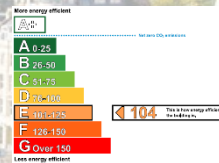
## RATING ASSESSMENT

<u>Description</u>	<u>RV</u>	<u>Estimated Rates Payable</u>
Office and Premises	£48,750	£24,326.25

We are advised that the rateable value of the premises as at 1 April 2017 is £48,750 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

## EPC RATING

E104



### **TERMS**

The property is available by way of a new lease with terms to be agreed at **£10 per ft<sup>2</sup>**.

The freehold is available at **£1,300,000 (One Million Three Hundred Thousand Pounds)**.

### **VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

### **LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

### **MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

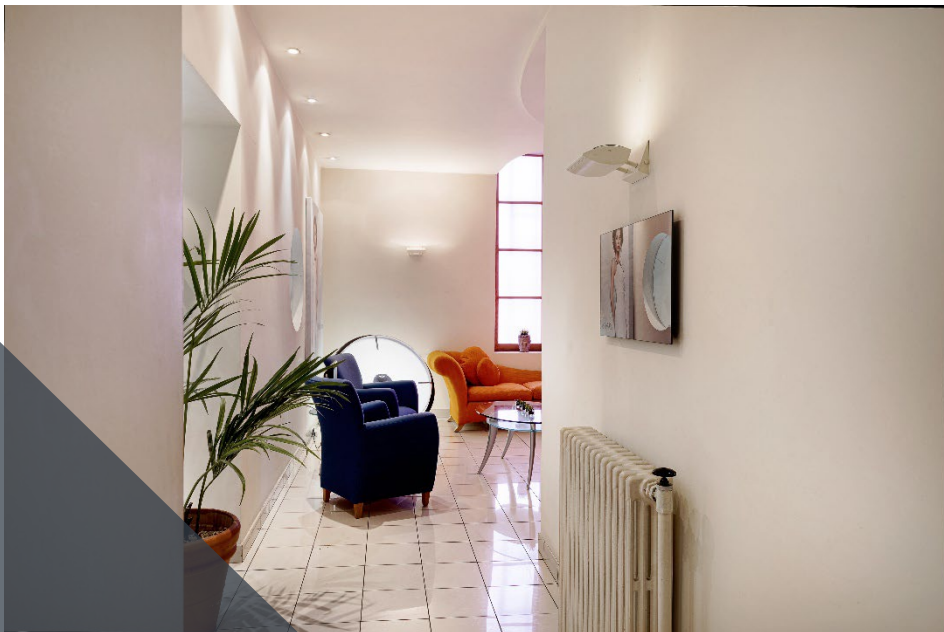
#### **IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ





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[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

**CONTACT**

Richard Rafique BSc (Hons) MRICS

t: 0191 232 8080

e: [Richard.rafique@bradleyhall.co.uk](mailto:Richard.rafique@bradleyhall.co.uk)

Nicholas Bramwell BSc (Hons) MRICS

t: 0191 232 8080

e: [Nicholas.bramwell@bradleyhall.co.uk](mailto:Nicholas.bramwell@bradleyhall.co.uk)