

Newcastle Upon Tyne

11-13 New Bridge Street

Class E Opportunity



Location

The subject premises occupy an extremely prominent location on **New Bridge Street** in **Newcastle City Centre**. Located immediately opposite the main reception to the **Pilgrim Quarter** development which is set to handover in late 2025.

The **HMRC** anchored **Pilgrim Quarter** development will transform the immediate area bringing a huge boost to both footfall, visibility, and access to the subject property.

Demise

The property is arranged over ground and basement floors, comprising the following approximate gross internal floor areas:

Ground Floor	5,892 sq ft	547 sq m
Basement	(up to) 4,000 sq ft	372 sq m
Total	9,892 sq ft	919 sq m

The property can also be subdivided creating two separate units. Further information is available upon request.

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	To be assessed
Rates Payable	To be assessed

Interested parties are advised to make their own enquiries to Newcastle City Council on 0191 278 7878.

EPC

Available upon request.

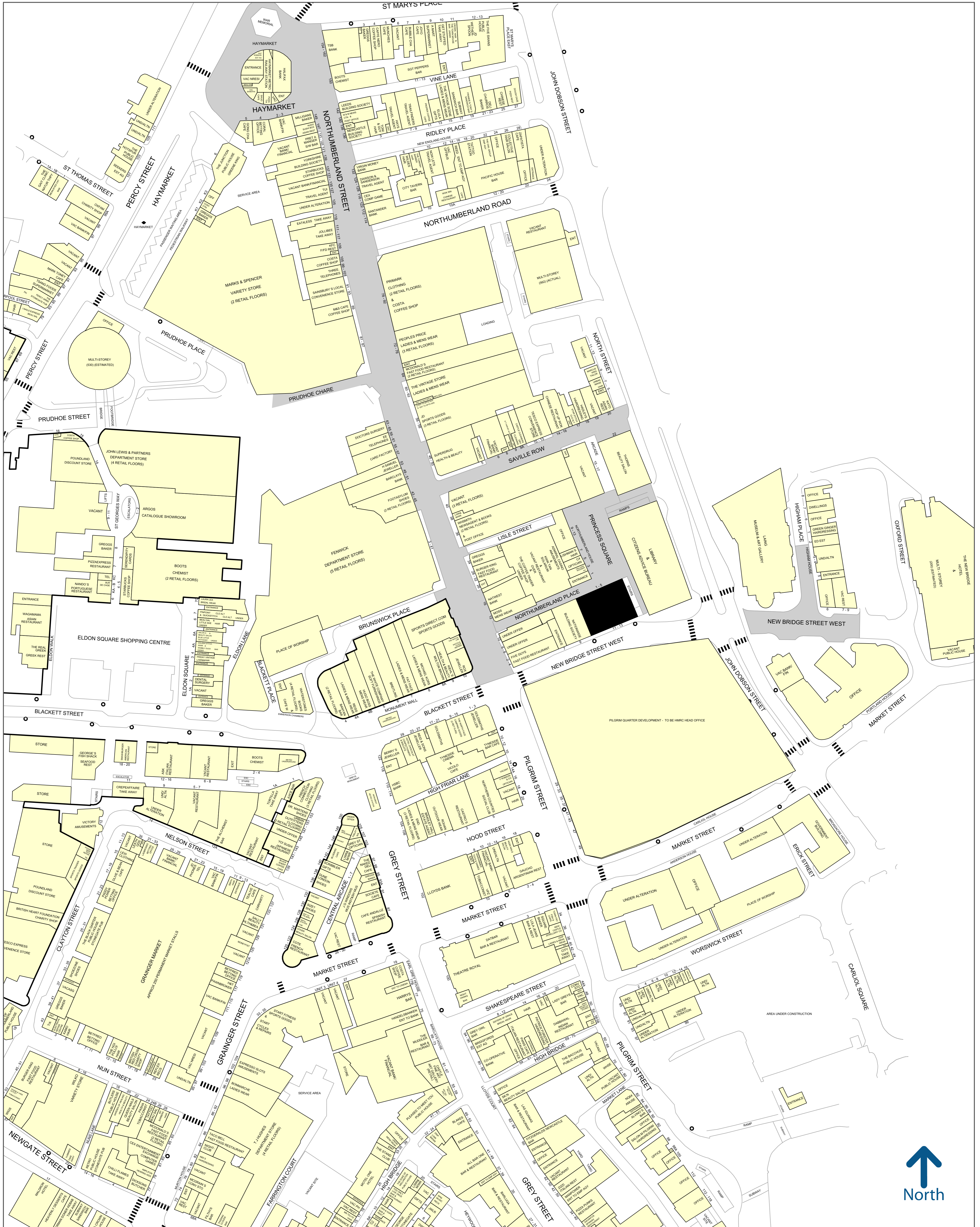
For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Ian Webster
020 7190 9802
07901 516 723
ian@forge-cp.com

Harry Hill
020 7190 9805
07585 545 068
harry@forge-cp.com



50 metres

Experian Goad Plan Created: 01/05/2024
Created By: Forge



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011