

FOR SALE

CITY CENTRE

OFFICE

Yorkshire Chambers, 112-118 Pilgrim Street, Newcastle upon Tyne, NE1 6SQ

- Substantial period office building
- Potential investment/conversion opportunity
- Grade II landmark listed building
- Situated within the heart of Newcastle city centre
- Total size of 960m² (10,340ft²)
- EPC Rating D99
- Ideal freehold owner occupier opportunity

Guide price of £1,500,000

BradleyHall



LOCATION

The subject property is located at the bottom of Pilgrim Street, next to the Swan House Roundabout in Newcastle upon Tyne city centre. Pilgrim Street links the A167(M) and the Tyne Bridge with Newcastle city centre and is popular with local bus routes.

Pilgrim Street provides access to Northumberland Street, which is the main retail street in the city and it also runs parallel to Grey Street which is one of the main leisure and business destinations. Intu Eldon Square, which is the main shopping centre in Newcastle is just 0.2 miles away and Northumberland Street, is situated 0.2 miles away at the top of Pilgrim Street.

The property is easily accessible by road and public transport as it benefits from being 0.2 miles from Monument Metro Station and 0.4 miles from Central Train and Metro Stations. The A167(M) is 160 yards away and the Tyne Bridge is approximately 0.5 miles away.

The property sits opposite the Bank House office development, comprising 120,000 sq. ft. of newly constructed Grade A office and retail accommodation provided over 14 storeys.

DESCRIPTION

The subject property comprises a terrace office building which is arranged over 6 floors.

The property benefits from classic Georgian architecture with features including original sliding sash windows, grand staircases, ironwork balustrades, balustraded balconies to first floor windows, architraves to the second floor and golden sandstone exterior. Internally, the property has been modernised and benefits from gas central heating, CAT 5 cabling, raised floors and A/C throughout.

ACCOMMODATION

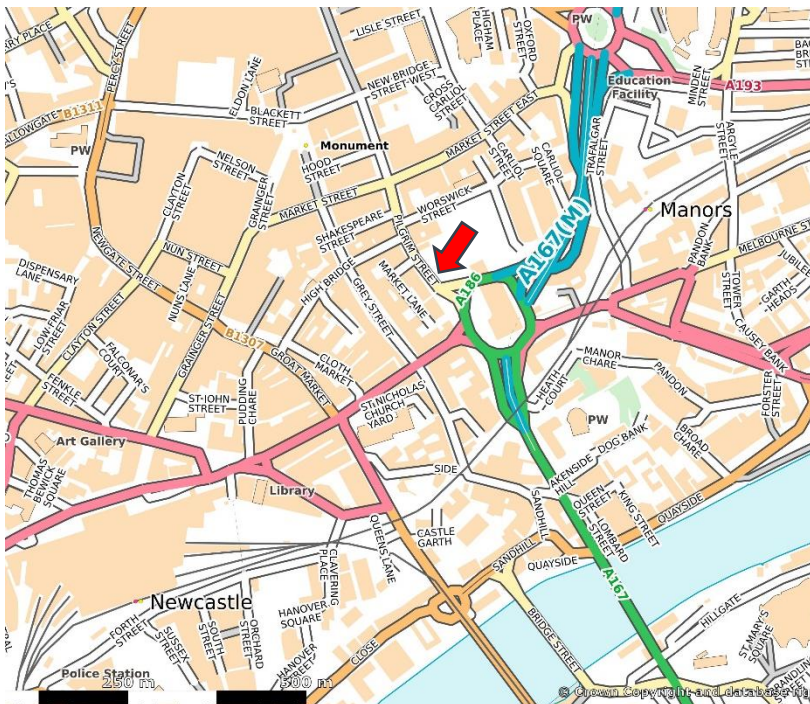
Floor	Size (M ²)	Size (Ft ²)
Basement	203.6	2,215
Ground floor	200.8	2,185
1 st Floor	199.1	2,166
2 nd Floor	164.9	1,794
3 rd Floor	97.9	1,065
4 th Floor	84.1	915
Total	950.4	10,340

RATEABLE VALUE

We understand that the rateable value for each floor will need to be reassessed and interested parties should confirm the position with the local authority.

EPC RATING

D99



0.2 miles Monument Metro Station
0.3 miles Central Train and Metro Station
0.1 mile from Tyne Bridge
0.4 miles from A193



0.2 miles from Eldon Square
0.3 miles from The Gate
0.6 miles from St James Stadium
0.2 miles from Grainger Market

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 614702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

TERMS

The freehold of the property is available with a guide price of £1,500,000 (One Million Five 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.

ANTI-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.



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