

THE TOWER

SALLYPORT TOWER, TOWER STREET, NEWCASTLE UPON TYNE, NE1 2HY
CREATIVE SPACE / OFFICE ACCOMMODATION

153.19 SQ M (1,649 SQ FT)



FOR SALE

Offers Over £395,000

Bradley Hall

DESCRIPTION

An exceptional opportunity to acquire a landmark property in the heart of Newcastle, prominently positioned with panoramic views across the River Tyne and Newcastle's famous bridges.

The Tower is a striking historic stone building arranged over ground and first floors, built into what remains of Newcastle's medieval city wall, specifically one of its surviving gate towers. Originally constructed between the 13th and early 14th centuries, these walls once encircled the city, and this tower (Sallyport Tower).

The property offers a rare combination of character, heritage, and modern usability, making it highly attractive for owner occupiers, creative / wellbeing and hospitality operators or those in the events business.

KEY SPECIFICATION

- Rare opportunity to acquire a distinctive, fully equipped hospitality and events venue
- Grade I Listed building offering exceptional heritage character; perfectly suited to weddings, corporate functions and premium private hire
- Onsite parking, enclosed courtyard and private orchard ideal for outdoor events
- Unique architecture with panoramic views across the River Tyne and the iconic Tyne Bridge, creating a standout setting for weddings, corporate functions and private hire

USE

The property may be suitable for a range of uses, subject to planning permission.



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor	61.31	660
First floor	91.88	989
TOTAL	153.19 sq m	1,649 sq ft

LOCATION

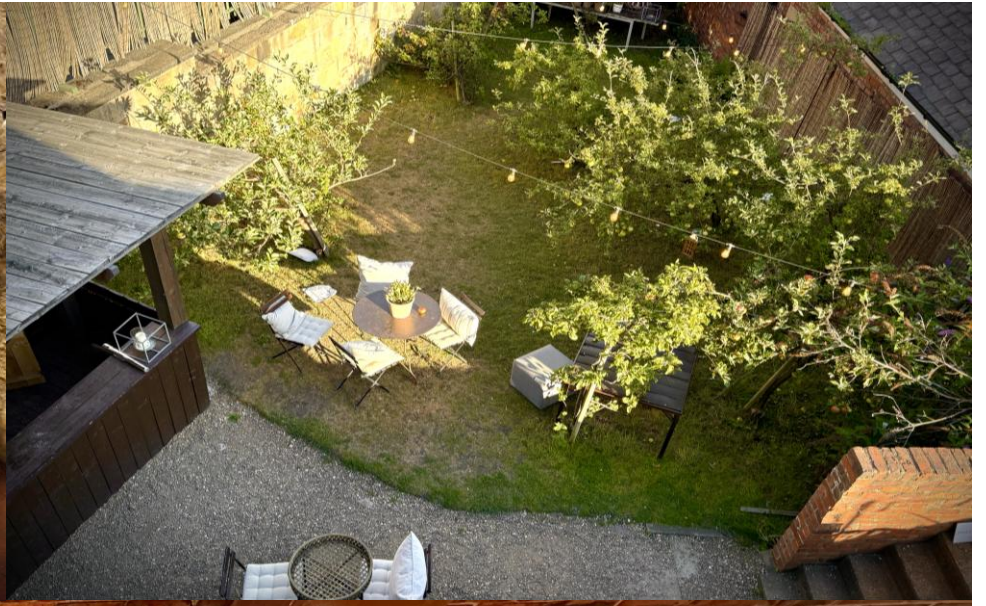
Nestled in the very heart of Newcastle upon Tyne, The Tower enjoys a prime location at the junction of Tower Street and Garth Heads, giving visitors both historical significance and excellent access to the city's amenities. Within a five-minute walk you can reach the Quayside, one of Newcastle's most vibrant districts, the Millennium Bridge and the BALTIC Centre for Contemporary Art, while Newcastle Castle and St. Nicholas' Cathedral are less than ten minutes away on foot.

A rare benefit for a city-centre property, The Tower offers on-site parking, providing added convenience for both occupiers and visitors. This unique feature, combined with excellent public transport links, enhances accessibility in a location where parking is typically limited. Transport links, include Manors and Monument Metro Stations, Newcastle Central Station, and the A167(M), ensuring convenient access by both road and rail.

From its elevated vantage, The Tower offers stunning panoramic views of Newcastle's iconic bridges over the River Tyne, providing an unrivalled backdrop. Despite its central position, The Tower retains a sense of seclusion and exclusivity, offering a unique combination of central convenience and intimate, tucked-away character.



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TERMS

The property is available by way of long leasehold for a term of 125 year from 17th August 2015, for offers over £395,000. There is a nominal ground rent of £1,000 per annum.

VAT

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

RATING

The property is currently exempt from business rates, offering a significant saving for an occupier or operator and enhancing the overall affordability of this unique commercial opportunity.

VIEWING

Please contact Bradley Hall's Commercial Agency Team to arrange a viewing of this property.

USE

The property may be suitable for a range of uses, subject to planning permission.

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SURVEYOR

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