



28-30 Scotswood Road, Newcastle Upon Tyne NE4 7JB

FOR SALE

City Centre Development Opportunity

10,320 Sq Ft
(959 Sq M)

28-30 Scotswood Road, Newcastle Upon Tyne NE4 7JB

DESCRIPTION

The property comprises three inter-linked buildings, 28 - 34 are two storey and 36-40 is three storey.

The property provides extensive sales accommodation on the ground floor with ancillary stores to the rear. The upper floors comprise of a mixture of offices and further ancillary stores.

To the rear the property benefits from is access onto the back lane via two separate roller shutter doors.

- ✓ **Prominent City Centre Location**
- ✓ **Re-development potential**
- ✓ **Freehold**
- ✓ **Various potential uses (STP)**

LOCATION

Located to the south west of Newcastle City Centre. The property lies upon the edge of the Grainger Town fronting onto the iconic Scotswood Road opposite to St James Gate. The property lies in a popular leisure location with numerous bars and restaurants surrounding it. Only a few minutes walk to Newcastle Central Station and close proximity to the A1.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
28-30 Ground Floor	559	52
28-30 2nd Floor	1,356	126
32 Ground Floor	1,136	106
32 2nd Floor	1,270	118
36-40 Ground Floor	2,500	232
36-40 2nd Floor	1,419	132
36-40 3rd Floor	2,080	193
Total	10,320	959

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

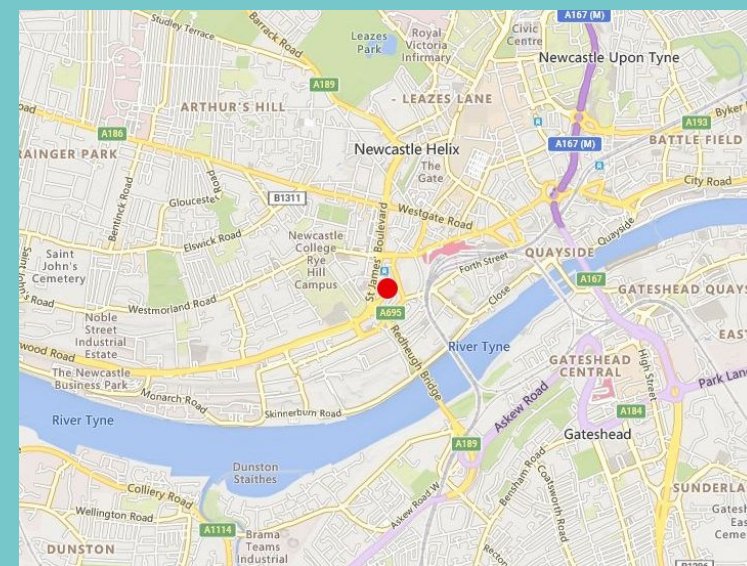
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Values

28-30 Scotswood Road- £11,000

32-40 Scotswood Road- £31,000



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VIEWING & FURTHER INFORMATION

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