

429 Westgate Road, Newcastle upon Tyne, Tyne & Wear NE4 8RN

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Location

Newcastle upon Tyne situated in the North East of England and has an urban area population of some 190,000 persons, principally accessed via the A1, A19 and A69. Westgate Road is bordered by both Fenham and Benwell and is the primary route through to the West End of Newcastle.

The former Bowl Newcastle is located on Westgate Road, 5 miles from the A1 and approximately 1 mile away from the city centre. The property sits in close proximity to Newcastle University campus, formally known as Newcastle General Hospital. The surrounding area provides a mixture of uses including residential, office, retail and leisure and has benefits from excellent transport links. There are numerous national operators situated nearby including Barclays Bank, Subway, Greggs and Iceland accompanied with various local operators.

Description

The subject property comprises a three-storey brick built building, under a pitched roof, with a white rendered façade facing directly onto Westgate Road. The property is highly visible from the main road benefitting from good footfall levels and passing trade. On street parking is readily available the rear and side elevations.

Formerly operated as a bowling alley, the property offers spacious open plan accommodation at ground floor level with bowling lanes still in situ for a new operator to make use of. Kitchen, bar area, WC facilities and ancillary storage is also provided throughout. The property has a separate access to the upper floors with direct access to the roof. Dependant upon occupier requirements the ground floor could potentially be let separately.

Rent

Rent available upon application

Lease Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to contract.



Rent available upon application

Full Repairing & Insuring lease

Prominent location with good footfall levels and passing trade

Subject to contract

1,353.20 Sq M (14,566 Sq Ft)

Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description	SQ M	SQ Ft
Ground Floor	1,065.20	11,466
First Floor	288.00	3,100
Total	1,353.20	14,566

Business Rates

The property is currently listed within the 2017 Rating List as follows:-

RV

Bowling Alley & Premises

£56,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

Planning

The property has consent for E Use Class under the Town and Country Planning Use Classes Order, as amended 01.09.20. Alternative uses may be considered subject to obtaining necessary planning consent via the local planning authority.

VAT

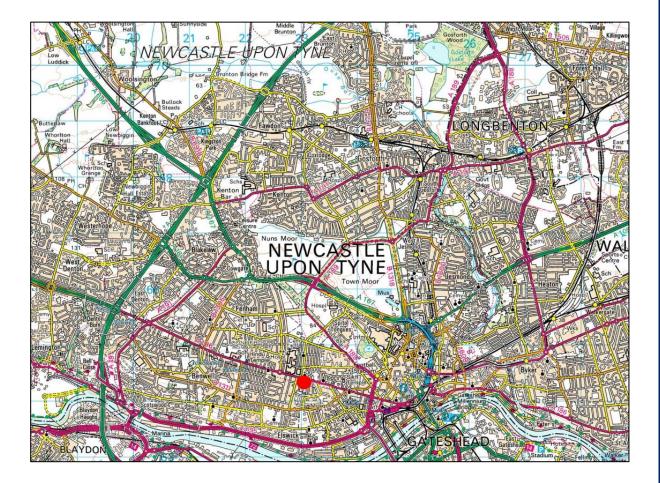
All rents quoted are deemed exclusive of VAT.

Legal Costs

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

EPC

An Energy Performance Certificate has been commissioned and will be available upon request in due course.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessor (s) do not neeted and ne not warranted to be in working order. Finance Act 1989: Unless otherwise as to add all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or onguing all information for themselves and to take appropriate professional advice.

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