



43 Bath Lane & 21 Rutherford Street,
Newcastle Upon Tyne, NE4 5SP

TO LET / FOR SALE *Freehold Opportunity In A Prime City Centre Location*



43 BATH LANE & 21 RUTHERFORD ST

Newcastle upon Tyne, NE4 5SP

LOCATION

The properties are located to the West of Newcastle City Centre, an area renowned for its diverse array of destination retail outlets, restaurants, and residential apartments. The properties are adjacent to Hadrian Tower and in close proximity to the Newcastle Helix development.

The properties are conveniently accessible from both the northern and southern parts of the city via St James Boulevard. It is a mere five-minute walk from St James Metro Station and a twelve-minute walk from Haymarket Bus and Metro Station, ensuring excellent regional connectivity.

Additionally, the location benefits from on-street parking provisions, as well as the convenience of several multi-storey car parks within walking distance.

DESCRIPTION

21 Rutherford Street and 43 Bath Lane are distinguished two and three-storey terraced properties located in the heart of Newcastle City Centre. The buildings features exceptional active frontages and versatile floor plates, enhancing their adaptability for various uses.

The properties are ideally suited for a range of applications, including retail and office spaces. Additionally, they present significant potential for redevelopment into residential accommodation, subject to obtaining the necessary planning approvals.

Both 21 Rutherford Street and 43 Bath Lane benefit from being self-contained with their own dedicated entrances, lending the properties to being operated as a single unit, or split into different demises with their own entrances.



GROUND FLOOR



FLOOR AREAS

Floor	Area (sq ft)	Area (sq m)
43 Bath Lane		
Ground Floor	1,399	130
First Floor	1,399	130
Second Floor	1,399	130
Total	4,197	390
21 Rutherford St		
Ground Floor	1,668	155
First Floor	1,292	120
Total	2,960	275

TERMS

Offers in excess of:

Floor	Sale Price	Rent
43 Bath Lane	£550,000	£12.00 per sq ft
21 Rutherford St	£325,000	£10.00 per sq ft

The quoting rent is based on a refurbishment of the space for office use.

RATES RATEABLE VALUE

The rateable value for the properties is as follows:

43 Bath Lane	21 Rutherford Street
£21,750	£15,300

EPC

43 Bath Lane: Rating C (65)

21 Rutherford St: Rating C (60)

LEGAL COSTS

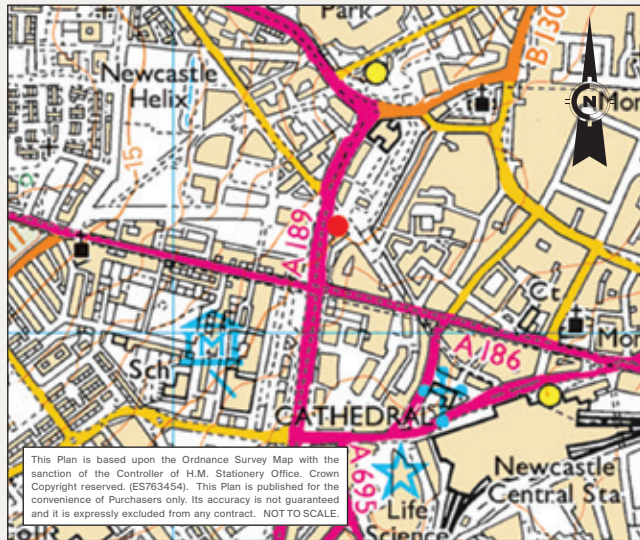
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is opted for VAT and therefore VAT is applicable.

MONEY LAUNDERING REGULATIONS

In accordance with the UK Government's 5th Money Laundering Directive counterparty due diligence will be required on a company or individual(s) intending to lease or purchase the subject properties on agreement of heads of terms. This will include proof of identity for any beneficial owners of a company with ownership equal to or in excess of 25%.



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