43 Bath Lane, Newcastle upon Tyne, NE4 5SP

FOR SALE *Freehold Opportunity In A Prime City Centre Location*

Knight Frank

43 BATH LANE

Newcastle upon Tyne, NE4 5SP

LOCATION

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

The property is 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

43 Bath Lane is a distinguished three-storey terraced property located in the heart of Newcastle City Centre.

The buidling features an exceptional active frontage and versatile floor plates, enhancing its adaptivity for various uses.

The property is ideally situated for a range of applications, including retail and office space. Additionally, the property presents significant potential for redevelopment into residential accommodation, subject to obtaining the necessary planning approvals.

43 Bath Lane benefits from being self-contained with its own dedicated entrance, lending itself to being used by a single occupier, or multi-occupation.

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**

TERMS

Offers in excess of:

Floor	Sale Price
43 Bath Lane	£495,000

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

RATES RATEABLE VALUE

The rateable value for the ground and first floor of the property are as follows:

43 Bath Lane
£21,750

EPC

43 Bath Lane: Rating C (65)

LEGAL COSTS

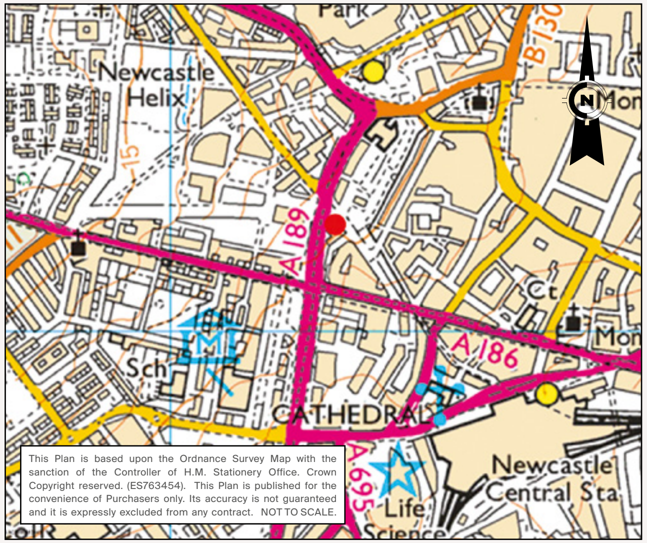
Each party to be responsible for their own legal costs incurred in this transaction.

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%.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES763454). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

For further details please contact:

Knight Frank
0191 221 2211
KnightFrank.co.uk

Nathan Douglas
+44 (0) 191 594 5002
nathan.douglas@knightfrank.com

Patrick Matheson
+44 (0) 7796 192 356
patrick.matheson@knightfrank.com

recycle
PRODUCED FROM SUSTAINABLE SOURCES.

Subject to Contract

Connecting people & property, perfectly.