



## 6 HIGHAM PLACE, NEWCASTLE UPON TYNE, NE1 8AF

- **City Centre Location**
- **Immediate Occupation**
- **No VAT Payable**
- **Flexible Lease Terms**
- **Rent only £11,500**

## Office Space To Let

### LOCATION

The property is located on Higham Place, opposite The Laing Art Gallery. The A167(M) Central Motorway is located adjacent to the building and provides easy access to the Tyne Bridge to the south and the A1(M) to the north.

Newcastle's prime retail areas of Northumberland Street and Eldon Square Shopping Centre are only a few minutes' walk away and Newcastle Central Railway Station can be reached within around 10 minutes' walk.

There is on street metered car parking to the front of the building and multi-storey car parks close by.

**Tel: 0191 2610300**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a three-storey building of brick construction under a slate covered pitched roof. Internally, it provides traditional office accommodation over ground, first, second and attic floors, with communal kitchen and toilet facilities.

The property has recently undergone an internal refurbishment, which includes a newly fitted kitchen, upgraded w.c.'s and the installation of a shower facility.

There is a small shared yard to the rear of the property.

## ACCOMMODATION

The first floor is currently available to let. The office space is open plan, carpeted throughout, with integrated lighting. It also benefit from access to a shared kitchen and w.c.'s. We have measured the property as providing the following net internal floor area:

First floor	67.07 sq m	(722 sq ft)
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## LEASE TERMS

The accommodation is available to let on an internal repairing basis for a term of years to be agreed. The agreement will be contracted out of Part II of the Landlord & Tenant Act 1954.

## RENT

The accommodation is available to let at a rent of £11,500 per annum.

## UTILITIES

Utilities will be charged in addition to the rent, payable directly to the landlord (landlord to arrange and tenant to reimburse).

## VAT

The property is not registered for VAT and VAT is not payable on the rent.

## RATEABLE VALUE

The whole of the property is subject to a single rating assessment. The tenant will be required to apply for a split assessment.

## BUSINESS RATES

Tenant to be responsible for the business rates relating to the property.

## LEGAL COSTS

Each party are to bear their own legal costs in connection with the preparation and execution of the lease.

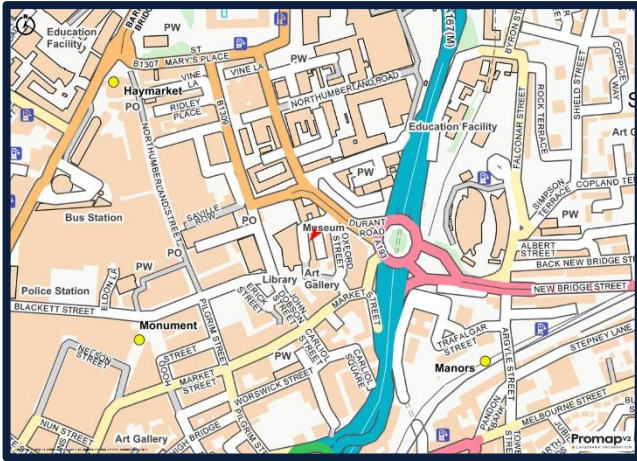
All figures quoted above are exclusive of VAT where chargeable.



First Floor Office



First Floor Office



Location Plan

## VIEWING

Strictly by appointment with sole agents, YoungsRPS contact Cameron or Stephanie on 0191 2610300.

Cameron English

[Cameron.english@youngsrps.com](mailto:Cameron.english@youngsrps.com)

Stephanie Dixon

[Stephanie.dixon@youngsrps.com](mailto:Stephanie.dixon@youngsrps.com)

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8QH

Tel: 0191 2328520

## ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of E-104.

A copy of the EPC and recommendation report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**Particulars amended April 2024**

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpople, Hexham, Northumberland, NE46 1PS

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