



## OFFICE TO LET

**6 Higham Place, Newcastle upon Tyne, NE1 8AF**

City centre location | Immediate occupation | Flexible Lease Terms | No VAT payable | Rent only £11,500 per annum |

### 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.

## 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 benefits 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)

## PLANNING/USE

The property is suitable for office use.

## TENURE

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

£11,500 per annum exclusive of business rates and payable quarterly in advance

## 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 therefore VAT will not be payable on the rent.

## BUSINESS RATES

We understand the first floor office has recently been assessed with a Rateable Value of £7,924.

Interested party should make enquiries direct with the Local Authority to establish actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief.

## VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Stephanie Dixon Tel: 0191 2610300 or e-mail: [stephanie.dixon@youngsrps.com](mailto:stephanie.dixon@youngsrps.com)

## LEGAL COSTS

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

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520).

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC Rating of E-104. A copy of the EPC Certificate and Recommendation Report are 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 November 2024

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

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