



**Quasi-Studio/Retail
Accommodation**
1184 ft² (110 m²)

- Directly accessed off Courtyard
- Prominent position adjacent to St James' Boulevard
- Open plan quasi-retail/studio space
- Partial glazed window looking onto central courtyard

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TO LET

14 Blandford Square,
Newcastle upon Tyne, NE1 4HZ

Location

Blandford Square is in a prominent position adjacent to St James' Boulevard and Newcastle Helix. The surrounding area is characterised by a mixture of office, retail, and leisure occupiers, including the Discovery Museum.

The city centre is within a 5-minute walk, which provides access to excellent transport links and amenities.

Description

The property comprises ground floor retail/studio space, accessible through double doors directly from the courtyard. The space is open plan with tiled floors, and whitewash walls. The office has the benefit of a small kitchen and WC facilities.

Although there is no parking demised to the property, there is a range of parking options within close proximity.

Accommodation

The property extends to the following on a NIA basis:

	M ²	Ft ²
Ground Floor unit	110	1,184

Tenure

A new FRI lease for a term to be agreed.

Rent

£13.00psf per annum. exclusive of VAT, business rates and service charge for office units.

Service Charge

A service charge is currently in place to cover costs of the maintenance and repair of the structure of the building and common parts.

Business Rates

The property has a rateable value of £12,750 (2017 List).

EPC

14 Blandford Square has an EPC rating of D (92).

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

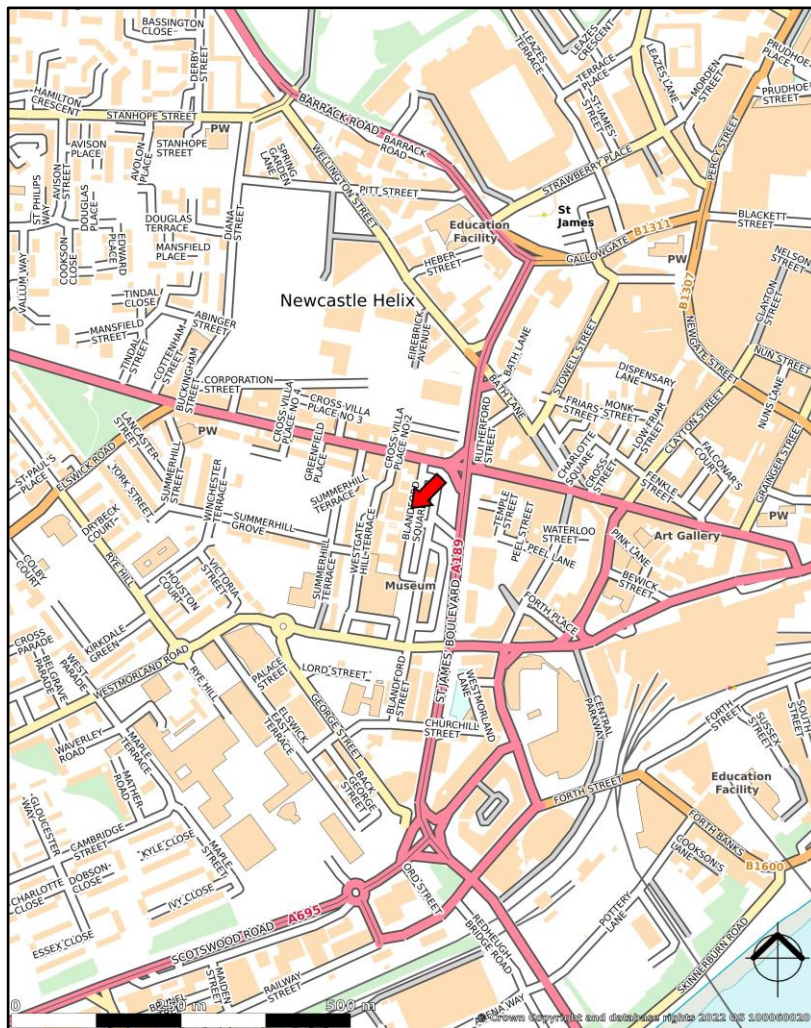
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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