

TO LET

42 Mosley Street, Newcastle Upon
Tyne, NE1 1DF



Office Accommodation

879 ft² (81.69 m²)

- Close proximity to Newcastle Central Station
- Prime city centre location
- Toilet, Kitchen, and Shower facilities
- Ample storage space

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TO LET

42 Mosley Street, Newcastle Upon Tyne,
NE1 1DF

Location

The property is located on Mosley Street in between Grey Street and Dean Street. It is a stone throw from Newcastle Cathedral and is walking distance from the prime business hub of the city centre.

Newcastle Central station is walking distance, providing both national and local rail links.

Description

The property comprises a four-storey building that is let to several occupiers. The unit is located on the second floor and is split into 5 separate rooms. Internally the premises benefits from a secure access front door with an intercom system, as well as having a large independent meeting room.

The property also contains WCs and kitchen facilities at first floor level along with lift access throughout.

Accommodation

The property comprises the following net internal areas:

| Unit | M ² | Ft ² |
|----------------------|----------------|-----------------|
| Second Floor Offices | 81.69 | 879 |
| Storage | 4.05 | 44 |

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

£8,000 per annum.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

Business Rates

The unit has the following rateable value:

| Room | (2017 list) | (2023 list) |
|--------------|---------------|---------------|
| 1 | £1,550 | £1,950 |
| 2 | £1,375 | £1,750 |
| 3 | £2,075 | £2,075 |
| 4 | £800 | £1,000 |
| 5 | £2,400 | £3,000 |
| Total | £7,775 | £9,775 |

As of the 1st April 2023, the rateable values are as shown above.

EPC

The EPC rating for the property was D.

Legal Costs

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

Money Laundering

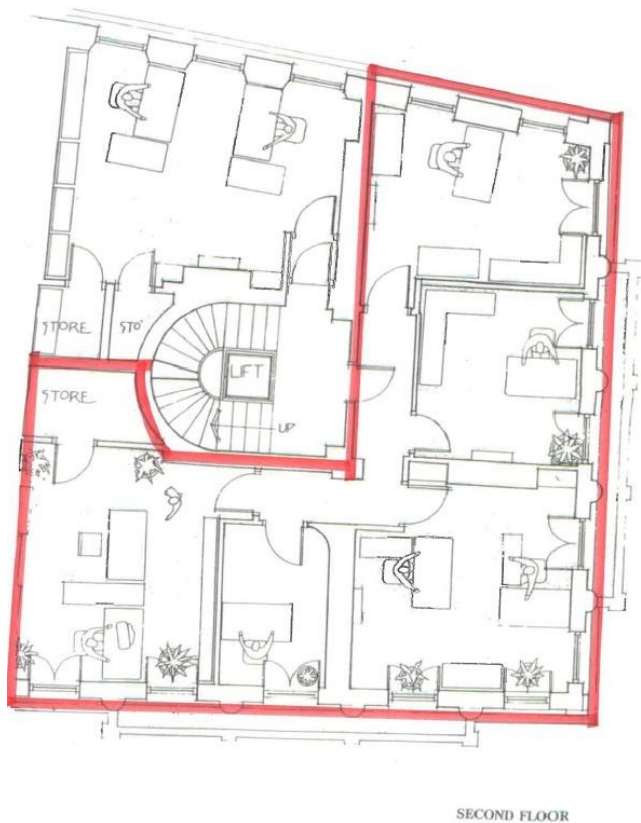
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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, 12 Great George Street, 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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