

## TO LET

Sailors Bethel, Horatio Street, Newcastle  
Upon Tyne, Tyne And Wear, NE1 2PE



### Attractive Riverside Office Suite

849 Sq Ft (78.87 Sq M)

- Character grade II listed office building
- Fantastic view overlooking the Quayside
- Flexible lease terms
- Fully inclusive rental
- Car Parking spaces available
- Close to Ouseburn amenities

For further information please contact:

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### Location

The building is prominently located on the north side of Horatio Street which links directly with Quayside giving immediate walking access to all of the leisure facilities adjoining the River Tyne. Horatio Street also links to City Road to the north (A186) which is one of the main arterial routes into Newcastle City Centre (15 minutes walk) from the east and the Hotel and Bistro Du Vin and the Toffee Factory are directly opposite as well as the historic Ouseburn Conservation area.

### Description

Sailors Bethel is a former Seamen's non-conformist chapel which was built in 1875 by Thomas Oliver. The building's striking looks have attracted the attention of artists including LS Lowry and Normal Cornish.

The building benefits from a number of attractive period features and has the following specification:

- Central heating
- 1 GB ultrafast broadband
- Male/Female and Disabled WCs
- Shower facilities
- Adjoining meeting room
- Shared kitchen and dedicated tea room.
- Available carparking spaces
- Private south facing garden

### Accommodation

The available office suite is on the ground floor level:

	Sq Ft	Sq M
<b>Ground Floor</b>	<b>849</b>	<b>78.87</b>

### Rent

The ground floor office is offered on an all-inclusive rental rate of £27,600 per annum exclusive of VAT.

### Rateable Value

The Ground floor office has a rateable value of £6,911 making rates payable £3,448.59 per annum.

Small business may be eligible for rates relief, this will have to be investigated through the local council.

### Legal Costs

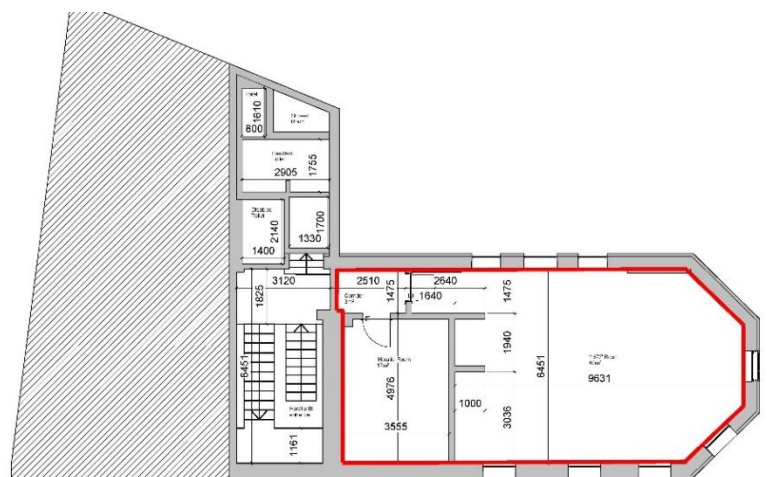
Each party to be responsible for their own legal costs incurred in this transaction.

### 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.

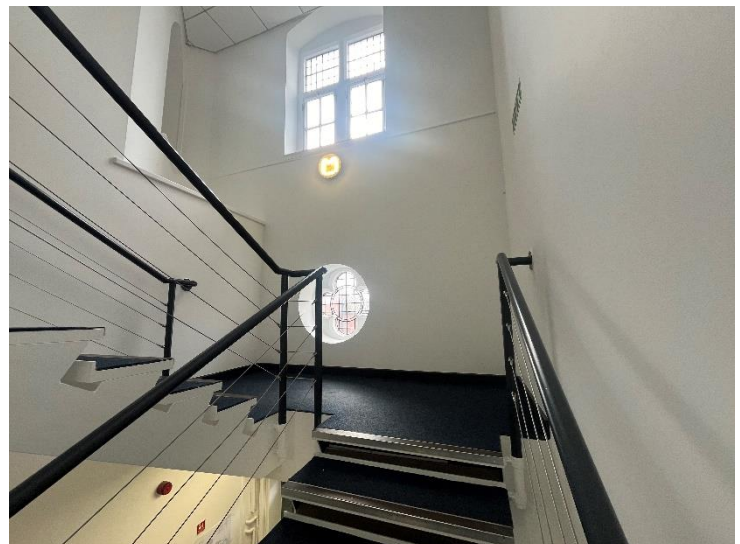
### Code of Practice

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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