

Properties available from Newcastle City Council

February 2024

If you need this information in another format or language, please contact us.

Where to get help

General property enquiries

Property

Newcastle City Council, 9th Floor, Civic Centre, Newcastle upon Tyne NE1 8QH

Email: property@newcastle.gov.uk

Website: <https://www.newcastle.gov.uk/property>

General assistance and business advice

Contact our Economic Development team to find out what help and support may be available to you:

Nicky Campbell - nicola.campbell@newcastle.gov.uk

Ed Banks - edward.banks@newcastle.gov.uk,

John Musham - john.musham@newcastle.gov.uk

<https://www.newcastle.gov.uk/services/business-commerce/grow-your-business-newcastle>

twitter: @NCCWorkingCity

Other sources of business advice include:

Business and Intellectual Property Centre

Newcastle City Library (Level 3), Charles Avison Building, 33 New Bridge Street West, Newcastle upon Tyne NE1 8AX

Email: bipcnewcastle@newcastle.gov.uk

www.bipcnewcastle.co.uk

Invest Newcastle

c/o The Common Room, Neville Hall, Westgate Road, Newcastle upon Tyne, NE1 1SE

Phone: 0191 440 5751

Email: invest@ngi.org.uk

www.investnewcastle.com

PNE Enterprise

7-15 Pink Lane, Newcastle upon Tyne NE1 5DW

Phone: 0191 230 6410

Email: info@pne-enterprise.org

www.pne.org

RHWE Ltd

John Buddle Work Village, Buddle Road, Newcastle upon Tyne NE4 8AW

Phone: 0191 226 7979 Email: info@rhwe.org

www.rhwe.org

Business Rates Enquiries

Phone: 0191 278 7878 and ask for 'Business Rates'

Email: business.rates@newcastle.gov.uk

<https://www.newcastle.gov.uk/businessrates>

Planning Enquiries

Phone: 0191 278 7878 and ask for 'Planning'

Email: planning.control@newcastle.gov.uk

<https://www.newcastle.gov.uk/planning>

Important - please note

Please make sure that you read and understand the notes below.

This document has been prepared by the council Property Department who act as the council's agent in the selling or letting of this property.

The information in this document gives a general overview of the property and is only given as a guide. It does not form any part of an offer or contract and you must not rely on this information as statements or representations of fact.

Any descriptions and dimensions we refer to are given only as a guide and are not comprehensive or precise.

You should not take anything in this document as a statement that the property or any services or equipment in the property are in good condition or working order.

The information in this document is given without responsibility and you should not assume that the matters stated in it are accurate. Please make sure you inspect the property and carry out your own investigations before you agree to enter into any contract. You must rely on your own inspections, investigations and enquiries on all matters including planning or other consents.

No one employed by the council has authority to make any promises or representations or give any warranties or assurances about the property.

The property's VAT position may change without notice.

Properties available from the City of Newcastle upon Tyne

2016 Asset Programme - Community Asset Transfer

Newcastle City Council periodically has buildings that may be available for Community Asset Transfer.

For more information about our approach and assets included in the programme, please go to:

<https://www.newcastle.gov.uk/our-city/community-buildings/community-buildings-and-facilities>

Properties may be added to this list so please check back from time-to-time for updates.

Use within community centres

There are community centres across Newcastle that are operated independently from the Council. The Council does not have a full list or contact details but we are aware that many of these hire out space or rooms. You may wish to contact any in your preferred locality if you are interested in operating from them.

For more information please go to:

<https://www.newcastle.gov.uk/our-city/community-buildings>

Category: COMMERCIAL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Mill Lane Play Barn, Sceptre Street Elswick, Newcastle upon Tyne, NE4 6PR	352.61 - (3,795)	£20,900 pa	

Description

LOCATION

The property is located to the West of the city off Sceptre Street, Elswick. It has the benefit of being near to the A1 Western By Pass and Newcastle's residential suburbs with good access to the popular Scotswood Road and the City Centre.

DESCRIPTON

The site comprises a single storey, open plan brick industrial unit type building with brick walls and a flat roof. It shares a site with the main Youth Centre which is boarded up and in disrepair, and a shared car park.

USE

The property can only be used for activities which benefit the community. Property can be used within Use Class F2.

RENT

352.61 sq. m (3,795.5 sq. ft) £20,900 per annum (£5.50 per sq. ft)

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for any business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The length of occupation is negotiable.

BUSINESS RATES

Rates Payable - £7,680

Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information, please visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE

This property has an EPC rating of D(76).

VAT

All rents are quoted exclusive of Value Added Tax, which will be charged on all rentals and service charge.

VIEWINGS

For more information or to arrange a viewing please contact Sharon Lu on 07814071926 or email sharon.lu@newcastle.gov.uk

Category: INDUSTRIAL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Denmark Street 25 Heaton, Newcastle upon Tyne, NE6 2XF	46.45 - (500)	£4,000 pa	

Description

LOCATION

Unit 25 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

DESCRIPTION

The unit is a single storey industrial property in a block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

USE

A wide range of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The unit is not suitable for car repairs or production of food.

RENT

46.45 sq m (500 sq ft) £4,000 per annum (£8.00 per sq ft)

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £3,100 (1st April 2023)

Rates Payable - £1,546.90 (£3,100 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE

The property has an EPC rating of C(56).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Foundry Lane Industrial Estate - Unit 10	74.32	£4,800 pa
Newcastle upon Tyne, NE6 1LH	- (800)	

Description

LOCATION

This well appointed Industrial Estate is located to the East of the City Centre off Byker Bank which links City Road (A186) and Byker Bridge/Shields Road (A193). The estate is also situated within the Ouseburn Industrial Improvement Area.

DESCRIPTION

The subject is a single storey industrial property in an estate of 19 units of varying conditions. Each unit has its own forecourt, car parking spaces and a mono pitched plastic colour coated galvanised sheet metal roof with internal insulation.

USE

A wide range of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This unit is not suitable for car repairs or production of food.

RENT

74.32 sqm (800 sq ft) £4,800 pa (£6.00 psf)

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £1,475 (1st April 2023 to present)

Rates Payable - £736.03 (£1,475 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE

The property has an EPC rating to be confirmed.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Riversdale Court - Unit 19
Newburn Haugh Industrial Estate, NE15 8SG

185.5
-
(2,000)

UNDER
OFFER

Description

LOCATION

Newburn Haugh Industrial Estate is located to the West of Newcastle City Centre near to the A1 Western Bypass and Newcastle's residential suburbs with good access to the popular Scotswood Road and the City Centre.

DESCRIPTION

Newburn Haugh Industrial Estate consists of 26 industrial units with a through road, forecourt to each unit, additional parking and large landscaped areas.

The property is of steel portal construction with brick and steel cladding in terrace sections.

The subject property occupies a mid-position within the estate with a forecourt to the front of the property. The unit benefits from a personnel door and vehicle access roller shutter door to the front, small office and WC facilities. The property has been fully re-wired.

USE

A wide range of industrial and warehousing uses within B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be considered. This unit is not suitable for car repairs or production of food.

RENT

Unit 19 185.80 sq m (2,000 sq ft) £15,000 pa (£7.50 psf)

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE

To be confirmed.

TERMS

The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES

Rateable Value - £4,350 (1st April 2017)

Rates Payable - £2,170.65 (£4,350 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website <https://www.gov.uk/apply-for-business-rate-relief>

ENERGY PERFORMANCE

The property has an EPC rating of D(80).

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact Oliver Richards on 0191 211 5649 or email oliver.richards@newcastle.gov.uk

Category: OFFICE PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
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Charlotte Square - No 5 NE1 4XF	19.51 - 90.3 (210 - 972)	£4,500 - £8,500 pax	
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Description

5 Charlotte Square is a Grade II Listed multi-occupied building located in the city centre. It is situated in an attractive parade of buildings used for a variety of commercial purposes.

The premises are suitable for office or studio use. The premises shall be taken in their present condition and are offered to let on a full repairing and insuring basis by way of service charge, with the tenant being responsible for all outgoing in respect of the unit (including service charge, building insurance, business rates and utilities). Lease terms are negotiable.

An EPC is not required for this unit.

For more information or to arrange a viewing please contact Kylie Embleton, on 0191 211 6151 or email kylie.embleton@newcastle.gov.uk

Charlotte Square No 1 NE1 4XF	80.36 - (864)	£9,000 pa	
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Description

Prime City Centre location offering prime locations such as the Tyne Theatre and Opera House and Blackfriars. The demise is nearby key transport routes with Newcastle's Train Station being under a 10 minute walk. The property is situated in Charlotte Square overlooking the park and within walking distance to the Grainger Market.

Ground Floor office space in a georgian building designed by architect William Newton built from english bond brick with rendered plinth and ashlar dressings. It is offering a prime Grade II listed building space. The demise offers a spacious and bright office space with large, double glazed windows overlooking the car park.

The property is currently used as prime office space. The building itself is used within Use Class E with the demise to be used for office space. Other uses may be considered. Interested parties are to satisfy themselves as to their use, prior to entering a contract.

We understand that the property has been entered into the 2017 rating list as retail and premises with a rateable value of £13,952. Interested parties should satisfy themselves as to their own rates payable and eligibility for relief, prior to entering into a contract.

For further information or to arrange a viewing, please contact Ryan Baxter on 07977 457 465 or ryan.baxter@newcastle.gov.uk

i4-Quayside, Newcastle Enterprise Centre
Ouseburn Buildings, Albion Row, NE6 1LL

12.7 - 82.2
(137-885)

Monthly
licence fee

Description

i4-Quayside Enterprise Centre offers new businesses a great range of serviced accommodation in Newcastle. Our rates are competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i4-Quayside offers quality office and light workshop accommodation. It has a serviced central reception along with two meeting rooms and a large private car park for tenants and clients. There are 54 units ranging from 12.7 sq m to 82.2 sq m (137 sq ft to 885 sq ft).

i4-Quayside is located just one mile east of the city centre and is a 15 minute drive to the A1 and other central routes, with regular access links by bus and metro.

Office accommodation is available at i4-Quayside at present. For more information and current availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.
www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres

i6, Newcastle Enterprise Centre
Charlotte Square, NE1 4XF

9.9 - 227
(107-2,443)

Monthly
licence fee

Description

i6-Charlotte Square Enterprise Centre offers new businesses modern serviced accommodation in Newcastle. Our rates are highly competitive and our occupancy arrangements are flexible providing businesses with an easy in easy out option.

i6-Charlotte Square is a very popular building and provides attractive and dynamic office accommodation for businesses in the creative industry sector. Along with its historic setting in the city centre, i6-Charlotte Square has a serviced reception and meeting room.

There are 24 offices ranging from 9.9 sq m to 227 sq m (107 sq ft to 2,443 sq ft). Easy access to broadband with speed of 1Gb is available for an additional monthly fee.

i6-Charlotte Square is located within Newcastle city centre, with excellent transport links via car, bus train and metro as well as some public car parking.

Office accommodation is available at i6-Charlotte Square at present. For more information and current availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.
www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres

Steenberg's Yard - Units
Ouse Street, NE1 2DF

126.25 - 841
(1,359 - 9,054)

£16 psf pax

Description

ONLY ONE UNIT REMAINING

Office or Studio Space To Let

Steenberg's Yard offers four self-contained office or studio units.

Tenants of the unique offering will have the opportunity to occupy self-contained industrial styled office space specified to allow occupiers to fit out in their own individual requirements. The suites present a blank canvas on which to make your individual mark, promote your brand and demonstrate the core values of your business.

Available in units from 126.25 to 841 sq m (1,359 – 9,054 sq ft):

Unit 1 – 126.25 sq m (1,359 sq ft) - LET

Unit 2 – 266.20 sq m (2,866 sq ft) - LET

Unit 3 – 225.75 sq m (2,430 sq ft)

Unit 4 – 191.38 sq m (2,060 sq ft) - LET

Lease Terms

The units are available on a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Rent

The initial rent will be £16.00 per sq ft per annum exclusive.

Service Charge

A service charge and estate charge will be payable. Further details are available on request.

Business Rates

The tenant will be responsible for the payment of business rates. Interested parties should make enquiries with the local rating authority (Newcastle City Council's Business Rates team).

EPC - Energy Performance Certificate

The premises will be assessed for energy performance which is currently pending.

For the latest availability, a copy of the particulars and to arrange a viewing please contact our agents knight Frank:

Patrick Matheson

Phone: 0191 594 5015

Mobile: 07796 192 356

Email: patrick.matheson@knightfrank.com

Nathan Douglas

Phone: 0191 594 5002

Mobile: 07790 931 318

Email: nathan.douglas@knightfrank.com

Category: RETAIL PROPERTY

Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
Broomy Hill Road - No 1&3 Throckley, NE15 9NS	79.68 - (857)	UNDER OFFER	

Description

The property is located within a small shopping parade in a residential area of Newcastle upon Tyne.

A ground floor retail unit situated on the end of a small parade of shops in Throckley with good vehicular and pedestrian access and on road customer parking to the front. Formely occupied by a hair and beauty salon, the property is double fronted with a glazed shop frontage, secured by electric roller shutters. There is a shared rear yard for the storage of refuse.

The premises shall be taken in their current condition with the tenant responsible for all necessary works to put the property into a good state of repair and condition. Incentives are available.

Any retail use compatible with the area and not already represented on the shopping parade will be considered subject to obtaining the relevant consents.. The property shall be taken in its curent condition.

The property has an EPC rating of C(66).

Applicants should assure themselves of the rateable value and rates payable by contacting Business Rates, email business.rates@newcastle.gov.uk

For further information or to arrange a viewing please contact Tracy Wells on 0191 211 5529 email: tracy.wells@newcastle.gov.uk

Café, Arches Reception, Civic Centre Barras Bridge, NE1 8QH	127 - (1,367)	ON APPLICATION	
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Description

Located within the award winning Arches Reception in Newcastle Civic Centre, the café is ideally located at the top of Northumberland Street, one of Newcastle's busiest shopping areas and between Newcastle and Northumbria Universities. The Civic Centre is occupied by Newcastle City Council and public sector tenants including HM Courts and Tribunal Service.

The fully furnished café seats up to 40 sit-in customers with the opportunity for more seating outside. It includes a fully fitted preparation room and serving counter with re Fridgerated display case, coffee machine, tableware and EPOS system.

The kitchen equipment includes refrigerated preparation counters, dishwasher, quick cook combination oven and microwave ovens. Extraction does not allow use of a hob so an offsite preparation kitchen may be an advantage.

The café is offered on an inclusive lease basis to include a sit in and takeaway service and is available on flexible terms. The cafe has an EPC rating of D.

For more information, please contact Jonathan Chapman on Phone: 07949 938 210 or Email: jonathan.chapman@newcastle.gov.uk

Clayton Street/Nelson Street 11-13	88.13	£28,500 pax
Newcastle upon Tyne, NE1 5AN	- (949)	

Description

The property is located on the east side of Clayton Street where it meets Nelson Street in the Centre of Newcastle upon Tyne. The property lies within the heart of the City Centre within close proximity to Monument Metro, Central Station and Haymarket as well as having plentiful car parking available at The Gate, Pilgrim Street and Dean Street amongst others.

The property comprises a traditional sandstone end terrace building dating back to approx 1899 and is of Grade I listed status. The property adjoins the ever popular Grainger Market. 11-13 Clayton Street provides a well configured retail sale space with a sizeable kitchen area at basement level. The unit benefits from having all mains services. The glazed frontage also brings in copious amounts of natural light.

The premises is available by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £28,500 per annum exclusive.

The property has an EPC rating of D(91)

The property will be marketed by Sanderson Weatherall. To register your interest, please contact Mark Convery on 07525 872 141 / mark.convery@sw.co.uk or James Fletcher on 07894 411871 / james.fletcher@sw.co.uk

Grainger Market		Various
Grainger Street, NE1	-	

Description

To view the Grainger Market marketing particulars please copy the following:
www.knightfrank.co.uk/properties/commercial/to-let/grainger-market-newcastle-upon-tyne-tyne-and-wear-ne1/NCC012366942

Please note that Knight Frank will be dealing with the letting of all Grainger Market units as the Council's Managing Agent.

If you wish to be added to Knight Franks Grainger Market Mailing list to receive updated marketing particulars in future, please email Knight Frank directly on newcastle@knightfrank.com confirming your full name, preferred email address and proposed use.

Nelson Street 37	34	£11,750 pax
Newcastle upon Tyne, NE1 5AN	- 363)	

Description

The property is located on Nelson Street where it meets Clayton Street in the Centre of Newcastle upon Tyne. The property lies within the heart of the City Centre within close proximity to Monument Metro, Central Station and Haymarket as well as having plentiful car parking available at The Gate, Pilgrim Street and Dean Street amongst others.

The property comprises a traditional sandstone mid terrace building dating back to approx 1899 and is of Grade I listed status. The property adjoins the every popular Grainger Market. 37 Nelson Street provides a quaint commercial retail unit offering a retail sales area on Ground Floor level with internal and WC facilities at basement level. The unit benefits from having water and electrical services connected, electric roller shutter door externally for additional security and good levels of natural light.

The premises is available by way of a full repairing and insuring lease for a term of years to be agreed at an asking rent of £11,750 per annum exclusive.

An EPC has been commissioned and will be available on request.

The property will be marketed by Sanderson Weatherall. To register your interest please contact Mark Convery on 07525 872 141 / mark.convery@sw.co.uk or James Fletcher on 07894 411871 / james.fletcher@sw.co.uk

Welbeck Road - No 488 & 490
Walker, NE6 2PA

63.39
-
(682)

£7,500 pax

Description

The property is located on the roundabout of Welbeck Road and St Anthony's Road in Walker. Neighbouring occupiers include The Fone Shop, Walker Fisheries, Liz's Hairdressers and Aqua Barbers. The immediate area is largely made up of residential and retail property. There are good bus and road links that lead to the City Centre (approx 2.7 miles) to the West.

The property is a self contained ground floor double retail unit with frontage onto Welbeck Road and a rear enclosed yard. The ground floor provides open plan retail space with ancillary kitchenette and storage. There is a WC in the enclosed rear yard area.

The property is offered by way of a lease on flexible terms. The premises will be taken in their current condition.

Consideration will be given to any retail use compatible with the area and the parade subject to planning permission and any other necessary consents, however the property is not suitable for use as a hot food takeaway.

EPC requested and will be made available.

The business rates of the two units are currently separately assessed. Based on the existing rateable values, the properties have the following rateable values:

488 Welbeck Road - £3,000 Rateable Value Rates Payable (2023/2024) £1,647
490 Welbeck Road - £3,300 Rateable Value Rates Payable (2023/2024) £1,647

For more information or to arrange a viewing please contact Sabih Rayner Khan 07977457464, email sabih.raynerkhan@newcastle.gov.uk or Tracy Wells on 0191 2115529, email tracy.wells@newcastle.gov.uk

Category: FORTHCOMING OPPORTUNITY
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Address	Area From - to (sqm (sqft) unless stated otherwise)	Rent/Price	Rates Payable
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Former Gibson Street Baths New Bridge Street	2050 -		
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Description

FORTHCOMING DEVELOPMENT OPPORTUNITY - Grade II listed building built in 1906 as a public washhouse and baths which, until October 2015, was partly used as a badminton centre. The majority of the building has restricted access and is unusable in its present condition. GIA 2050 sqm (22068 sqft). In need of extensive repair and refurbishment. To register your interest please email gill.gora@newcastle.gov.uk

Lime Street 26 Ouseburn, Newcastle upon Tyne NE1 2PN	481 -		
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Description

FORTHCOMING DEVELOPMENT OPPORTUNITY. Site comprises approximately 481sqm including a 2 storey brick built former workshop. The site is immediately adjacent to the Ouseburn and slopes down towards the slipway. Access can be gained to both levels of the building.

This property will be marketed by Sanderson Weatherall, to register your interest please contact Kevin.McGorie@sw.co.uk / 07901 710 671 or Mark.Convery@sw.co.uk / 07525 872 141

Total Number of Properties			17
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