



23 QUAYSIDE  
Newcastle

FOR SALE OR TO LET  
**Prime Leisure Opportunity**  
in an attractive Grade II building  
8,422 sq ft



**292,200**  
population 2011



over  
**50,000**  
students in Newcastle



over  
**350,000 sq ft**  
office accommodation  
within 500m



**0.5 miles**  
from Central Metro &  
Central Train Station



**0.5 miles**  
from Greys Monument  
& into Eldon Square

Bars / Cafés / Restaurants  
Hotels



## Location / Overview

23 Quayside is an attractive period property located in Newcastle City Centre on the banks of the River Tyne overlooking The Sage, Tyne Bridge and The Millennium Bridge.

The property is centrally located for easy access by foot, car and public transport. The Quayside has many busy cocktail bars, restaurants, cafés and hotels along with a strong office quarter.

Neighbouring leisure operators include; **Slug & Lettuce**, **The Vermont Hotel**, **Aveika** and **Pitcher & Piano**.

Nearby office occupiers include; **English Heritage**, **KPMG**, **Ward Hadaway**, **Deloitte** and **Coutts**.

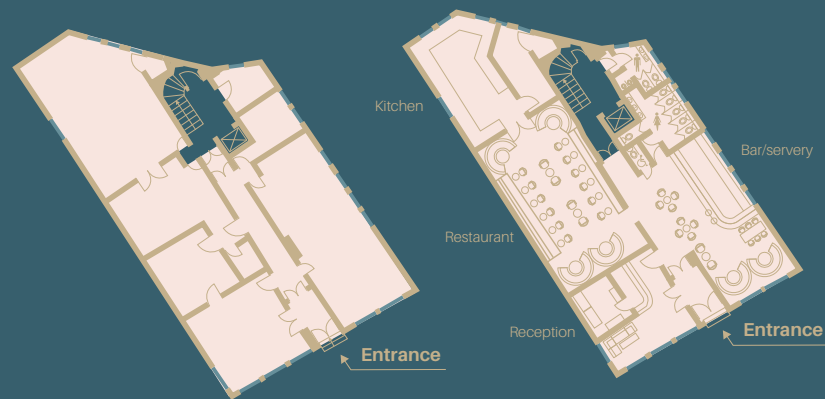


## Accommodation

The property provides accommodation over ground, first, second and basement levels allowing for additional storage or cellar.

Floor	sq ft	sq m
Ground Floor	2,422	225
First Floor*	1,998	185.6
Second Floor	2,314	215
Third Floor	1,690	156.9
<b>Total</b>	<b>8,424</b>	<b>782.5</b>

\*There is basement which could potentially suit a beer store



Ground Floorplan

Proposed Ground Floorplan

## EPC

Rating E - 107

## Planning & Licensing

The property benefits from restaurant / bar (A3, A4) consent on the ground floor with hotel (C1) consent on the upper parts.

## Price/Rent

On application.

## Rateable Value

£93,500 - although being Grade II listed, empty rates are not payable.

## Service Charge

To be confirmed.

## Viewing / Further Information

To arrange a viewing or for any further information, please contact our joint letting agents:

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23 QUAYSIDE

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