



Eldon Chambers

**23 Quayside
Newcastle upon Tyne
NE1 3DE**



*Prime Leisure
Opportunity*



*Planning Consent
for a 26 Bed Hotel*



*Attractive Grade II
Listed Building*



*Prominent Newcastle
Quayside Frontage*



*Car Parking
to the Rear*

Bradley Hall



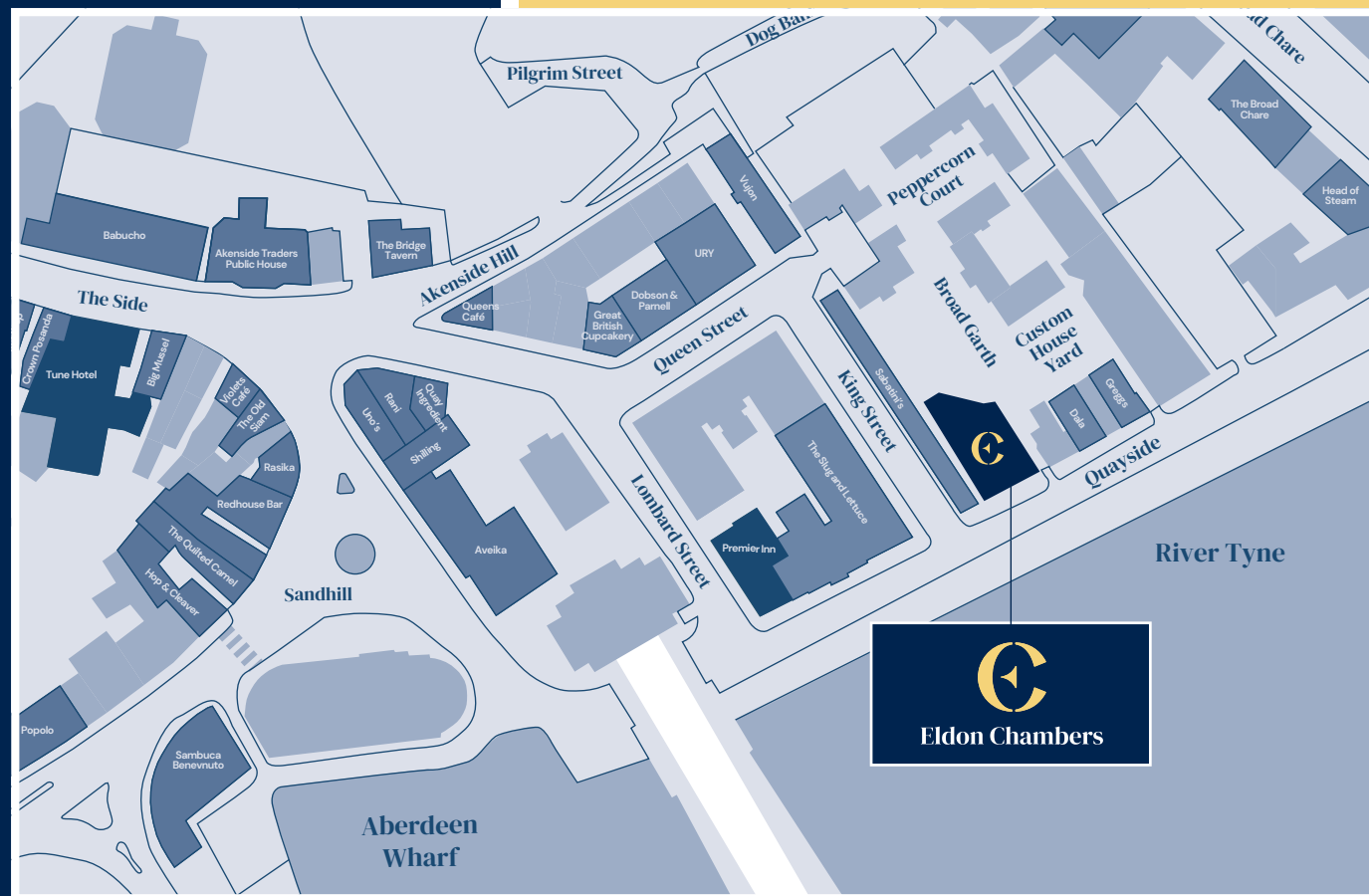
Eldon Chambers is located along the Quayside of the River Tyne and is overlooking the Tyne Bridge and the Millennium Bridge.

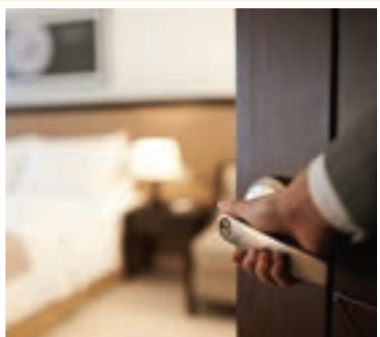
The property is centrally located for access by car, and public transport with both the Central Station and Monument Metro only a five minute walk away.

The Quayside has great demand for leisure users with many busy cocktail bars, restaurants and cafes. There are also many offices on the Quayside creating a continuously busy area both in the day and evening. This property is located perfectly on the main street over-looking the River Tyne, The Sage and The Millennium Bridge.

Neighbouring leisure operators include Slug and Lettuce, The Vermont Hotel, Aveika and Pitcher and Piano whilst nearby office occupiers include KPMG, Ward Hadaway, Deloitte, Barclays, Coutts, AECOM, Goldwater Solicitors, Trinity Chambers and a number of other local and national legal practices.

There are plans to develop of a world class arena on the Gateshead Quayside, which is directly opposite the subject. This will include a new 12,500 seat arena, conference centre, hospitality complex and new bars and restaurants along the quayside.

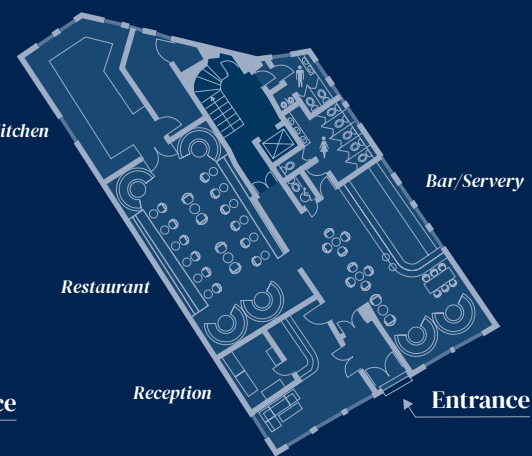
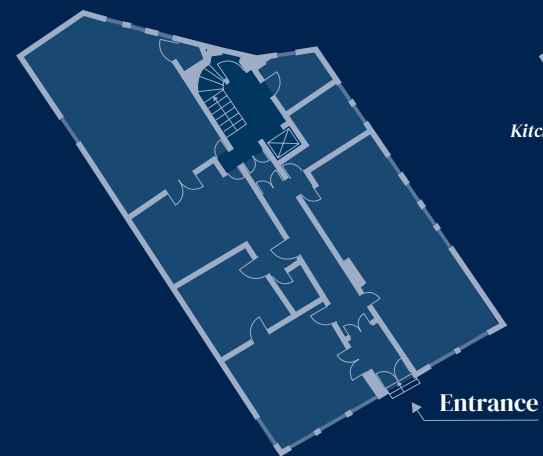




Accommodation		
Floor	sq ft	sq m
Ground Floor	2,422	225
First Floor*	1,998	185.6
Second Floor	2,314	215
Third Floor	1,690	156.9
Total	8,424	782.5



The property is a large, attractive, period building covering 4 floors with an additional basement provision.



EPC

Rating E – 107

Planning & Licensing

The property has planning permission for restaurant, bar and hotel use. Further information can be found on Newcastle City Council's planning portal using reference: 2021/1550/01/LBC

Price

On application.

Rateable Value

The rateable value of the premises as of 1st April 2023 is £113,000, however, interested parties should confirm the current position with the Local Authority.

Terms

The freehold of the property is available.

Parking

The property also benefits from approximately 14 car parking spaces to the rear.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to the agent upon this basis, and where silent, offers will be deemed net of VAT.

Legal Costs

Each party is to bear their own legal costs involved in the transaction.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.



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Contact Us

For further information, please contact joint agents Bradley Hall and Barker Proudlove.



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