

# Property Details

Tel: 0191 232 7030

## TO LET

**CHAUCER BUILDINGS, 57 GRAINGER STREET,  
NEWCASTLE UPON TYNE, NE1 5JE**

**167.2 m<sup>2</sup> (1,800 ft<sup>2</sup>) to 271.6 m<sup>2</sup> (2,924 ft<sup>2</sup>)**



### LOCATION

The property is situated in the historic Grainger Town area of Newcastle in the lower section of Grainger Street, being within a short walk of Newcastle Central Station and Monument Metro. City Centre shopping is also a short walk away.

This area of Newcastle has recently been subject to considerable capital expenditure as part of the Grainger Town Project. Improvement of the streetscape on this section of Grainger Street has led to the narrowing of the roadway and a widening and relaying of the footpaths, and the provision of new street furniture.

### DESCRIPTION

Chaucer Buildings is an impressive sandstone building comprising ground floor retail units with office accommodation on first, second and third floors. The office accommodation is served by a shared entrance hallway with stairs to all floors. The office suites are heated by a shared central heating system throughout and the building has the benefit of a CCTV installation.

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: 0191 232 7030  
Fax: 0191 261 4030

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### OUR SERVICES INCLUDE

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Tenant
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- Management
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- Valuations
-

**Chaucer Buildings, Grainger Street, Newcastle upon Tyne**

**ACCOMMODATION**

|                       |                      |                          |
|-----------------------|----------------------|--------------------------|
| 1 <sup>st</sup> Floor | 167.2 m <sup>2</sup> | (1,800 ft <sup>2</sup> ) |
| 2 <sup>nd</sup> Floor | 271.6 m <sup>2</sup> | (2,924 ft <sup>2</sup> ) |

**LEASE TERMS**

The suites are available by way of a new effectively fully repairing and insuring lease, by way of a service charge, for a term to be agreed.

**RENT**

£10 per ft<sup>2</sup> per annum exclusive.

**SERVICE CHARGE**

A service charge of per annum is payable to cover landlord's costs of insuring and maintaining the building, the cleaning and upkeep of common areas and management costs. The service charge also covers the cost of heating the suite.

**RATING ASSESSMENT**

Following a verbal enquiry with the Local Rating Authority we are advised that the property is entered in the Valuation List as follows:

|                       |                             |           |
|-----------------------|-----------------------------|-----------|
| 1 <sup>st</sup> Floor | Rateable Value (2005 list): | £9,603    |
|                       | Rates Payable (2008/9):     | £5,953.86 |
| 2 <sup>nd</sup> Floor | Rateable Value (2005 list): | £12,970   |
|                       | Rates Payable (2008/9):     | £5,992.14 |

Interested parties should make their own enquiries with the Local Rating Authority to confirm these figures.

**LEGAL COSTS**

The ingoing tenant to be responsible for the landlord's reasonable fees in drafting and executing the lease.

**VAT**

All figures quoted are exclusive of VAT where chargeable.

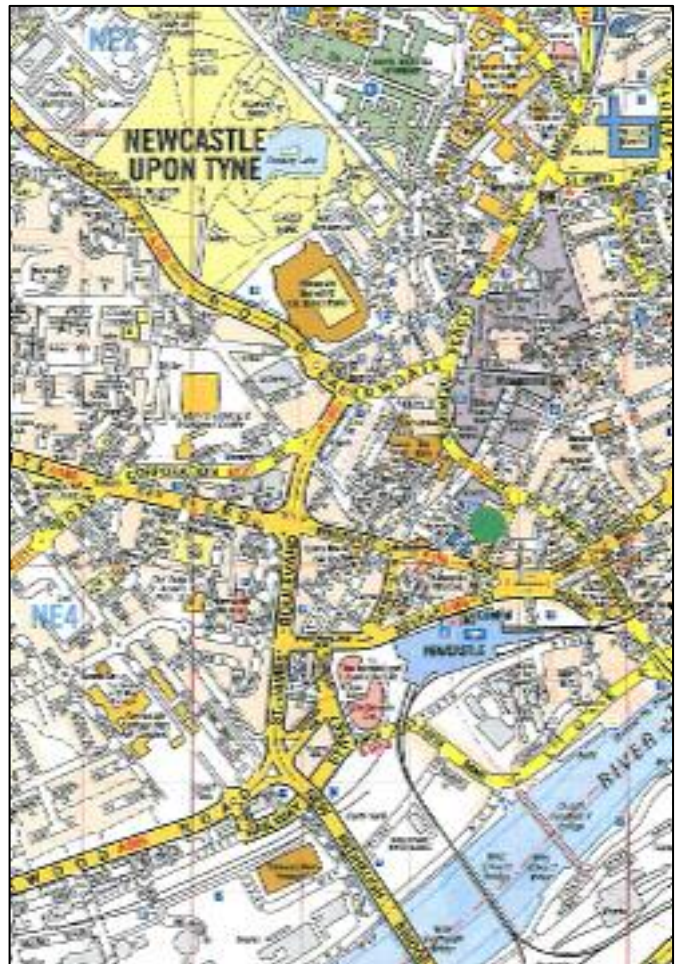
**FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our Newcastle office on (0191) 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

**NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylors.co.uk](http://www.naylors.co.uk) for details of all our current instructions.

17.11.08  
A-C76(28)



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