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**The Mitre, Benwell Lane
Newcastle upon Tyne**

RARE INVESTMENT/DEVELOPMENT OPPORTUNITY FOR SALE



**FORMER BYKER GROVE STUDIOS
THE MITRE BUILDING BENWELL TERRACE
NEWCASTLE UPON TYNE NE15 6LX**

- Potential investment/development opportunity, subject to planning.
- Currently under lease to a Grade A covenant or available with vacant possession.
- Approximate area – 1,474m² (15,866 sq ft).
- Site area – 1.14 hectares (2.83 acres).

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Property Misdescriptions Act 1991
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LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



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Former Byker Grove Studio, The Mitre,
 Benwell Terrace, Benwell Lane,
 NE15 6LX

LOCATION

The property is located on Benwell Lane, Benwell, Newcastle upon Tyne. Benwell is situated approximately 2.5 miles outside of Newcastle City Centre and circa 6.5 miles from Newcastle International Airport.

Access to the A1(M) north/south is provided by the A186 West Road and the A695 Scotswood Road, which are both within a one mile radius of the subject property.

DESCRIPTION

The property was constructed in the early 19th Century and is Grade II listed. It comprises a main building, formerly used by the BBC as the set for their Byker Grove TV show and a chapel annex. The property is situated within substantial grounds of 1.14 hectares (2.83 acres) and is of solid stone construction with suspended timber floors, with the roof being a combination of slate pitched and flat structure.

The interior of the property comprises a range of offices, studios and ancillary space and a range of period features are retained. The offices are generally fitted out with painted plastered walls and ceilings with surface mounted fluorescent lighting.

ACCOMMODATION

We understand the approximate net internal area of the property is:

NIA: 1,474m² (15,866 sq ft)

PLANNING

The subject site is located in the western residential suburb of Newcastle upon Tyne known as Benwell and as such comes under the jurisdiction of Newcastle City Council's Unitary Development Plan (Adopted January 1998).

Subject to obtaining the relevant planning consents we believe that this site would be suitable for a wide range of uses including:

1. Residential.
2. Office.
3. Conference Centre
4. Residential care home.
5. Leisure.

We recommend that further advice is sought from Newcastle City Council Planning Department to confirm these potential uses.

Contact: Newcastle City Council Planning & Development Control Department – Tel: 0191 232 8520.

TENANCY

The property is currently let to the British Broadcasting Corporation (BBC) for 25 years from October 2004. The current rent passing is £50,900 per annum exclusive.

The BBC have vacated the premises and have the option to determine the lease on 29 September 2009.

A full copy of the lease will be made available upon request.

RATING

We understand from the Newcastle Valuation Office that the Rateable Value of the property in the 2005 list is £42,500. All interested parties should make their own enquiries with the Newcastle Valuation Office for the exact rates payable.

OFFERS

Unconditional offers in the region of £850,000 exclusive are being offered for our client's freehold interest of the land and buildings.

LEGAL COSTS

Each party to bear their own legal costs incurred in the preparation and settlement of any sale or lease documentation together with any VAT thereon.

VIEWING

Strictly by appointment with the Commercial Department of Sanderson Weatherall – contact:

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