



- First floor commercial premises
- Net internal area 402.3 m² (4,330.5 ft²)
- Two dedicated on-site parking bays
- Independent side access via external staircase or through club
- Formerly occupied as a boxing gym
- Suitable for a variety of uses, subject to consent
- Ample communal parking available on-site

Fairholme Social Club
7 Fergusons Lane,
Newcastle upon Tyne NE15 7PL

Rent: £13,000 per annum

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Location

The space is located on the first floor of Fairholme Social Club, Ferguson's Lane, Benwell, Newcastle upon Tyne. Situated within a predominantly residential area, the premises benefits from a strong local catchment population and convenient access to a range of amenities.

Newcastle City Centre lies approximately 3 miles to the east, whilst the A1 and A69 are readily accessible, providing excellent road links across the region. The location is also well served by public transport, with regular bus routes operating nearby.

Description

The property comprises a substantial first-floor commercial space extending to approximately 402.3 sq. m. (4,330.5 sq. ft.) Net Internal Area, situated above Fairholme Social Club.

Access is available either via the main social club entrance or through a private external entrance located to the side of the building, accessed via a metal staircase, providing independent access to the accommodation.

The accommodation offers flexible and predominantly open-plan space and comprises a large main hall, reception area, two offices, stores, and male and female WC facilities. Formerly occupied as a boxing gym, the premises would be suitable for a variety of alternative uses, subject to the necessary consents and planning requirements.

The property benefits from good natural light in parts and offers an excellent opportunity for occupiers seeking space for leisure, fitness, community, training, educational, storage, studio, office, or other commercial uses (subject to the appropriate use class and statutory approvals).

Floor Area

402.32 sq. m. (4,330.53 sq. ft.)

Parking

Ample communal parking is available on-site.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£13,000 per annum.

Service Charge

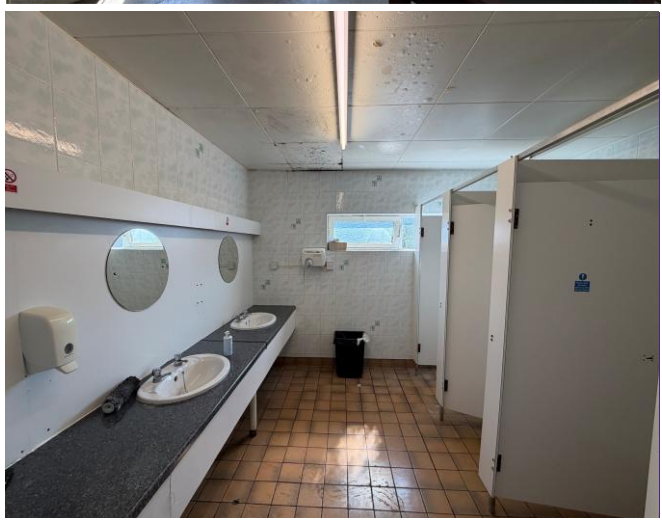
A service charge is payable in addition to the rent, currently estimated at approximately £2,500 per annum. The charge contributes towards the cost of maintaining and operating the building and estate, including services such as electricity, water, repairs and maintenance of common areas, and general property management.

Prospective tenants are advised that the service charge may be reviewed periodically to reflect actual expenditure and services provided.

Rateable Value

The 2026 Rating List entry is Rateable Value £ TBC





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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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