



Terraced Office Building

1,756ft² (163.5 m²)

- Rare opportunity to purchase
- Prime location
- Comprises several good-sized office rooms
- Rear yard space
- 2 car parking space to the front of the property

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Location

The property is well situated on this attractive Grade II Listed Terrace fronting on to the A184 and opposite Gateshead Civic Centre the premises are well placed to serve the surrounding areas and benefit from walking distance access to the Town Centre, Bus and Metro Interchange and shopping facilities.

With easy access to the surrounding road network the premises have good access to Newcastle City Centre and the A1.

Description

The premises comprise an attractive, four storey, mid-terraced building with Grade II Listed Building status.

From the front entrance door access is provided to good sized rooms and facilities over three floors plus basement storage and kitchen. We understand the property was previously let out to a tattoo studio and therefore the rooms on the ground and first floor have been decorated and fitted out to accommodate such use. The offices have gas fired central heating and good natural light to most of the offices.

To the rear is a yard area providing potential for bike storage, in addition the property has full CCTV coverage. There are two parking spaces to the front of the property.

Accommodation

The property comprises the following net internal areas.

Unit	M ²	Ft ²
Second Floor	38m ²	407ft ²
First Floor	46m ²	492ft ²
Ground Floor	57.5m ²	619ft ²
Basement	22m ²	238ft ²
Total	163.5m²	1,756ft²

Tenure

Freehold

Quoting Terms

£150,000 plus VAT.

Rent

£12,500 per annum

Business Rates

The current rateable value of the property is £9,900 (2023 List). Tenants may be applicable for 100% rates relief.

EPC

D- 84.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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