

Retail / Office To Let

REF; NE1982

1,2, 3 & 3a Causey Buildings, Causey Street, Gosforth, Newcastle upon Tyne NE3 4DJ



- Ground & First Floor premises to let.
- Ground Floor GIA circa 700 sq.ft. (65 sq.m.).
- First Floor GIA circa 560 sq.ft. (52 sq.m.)
- Located just off High Street.
- New lease available.
- RENT £22,000 per annum.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located on Causey Street which is a mixed use residential and retail location just off High Street in Gosforth. This is one of the most sought-after residential districts of Newcastle, approximately 1.5 miles north of the city centre.

The immediate area comprises mainly residential housing but the High Street is less than 20 yards from the subject property. Nearby tenants include Caffè Nero, Greggs and Sainsbury Local plus numerous good quality independents.

Description

The unit comprises an end-terraced two storey property which forms part of a larger terrace. The ground floor space is interconnected with the upper floor comprising 3 offices.

Accommodation

Gross Internal Area basis as follows:

Ground Floor

Main Retail Area	circa 615 sq.ft. (57 sq.m.).
Rear Office	circa 89 sq.ft. (8 sq.m.).
Kitchen	
W.C.	

First Floor

Office 1	circa 200 sq.ft. (19 sq.m.).
Office 2	circa 225 sq.ft. (21 sq.m.).
Office 3	circa 130 sq.ft. (12 sq.m.).
Shower	

EPC

Rating E.



Services

Water, electric and sewerage are installed.

Rates:

The premises are assessed as follows:
 RATEABLE VALUE £16,250

Viewing

Strictly by appointment with this office.

Tenure

The premises are available by way of a new FRI lease at a rent of £22,000 per annum. Full terms to be agreed. Each party will be responsible for their own legal costs.

Money Laundering Regulations

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



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