

## OFFICE SUITE FOR SALE or TO LET

REF: NE1925

4 St Peters Wharf, St Peters Basin, Newcastle upon Tyne NE6 1TZ



- Self - contained suite on upper deck.
- Vibrant riverside location.
- Floor area circa 130.4m<sup>2</sup> (1,404 ft<sup>2</sup>).
- 4 allocated parking spaces.
- RENT OPTION £15,000 per annum.
- PURCHASE PRICE £170,000.



### 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.

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## Location

The suite is located on the upper commercial level of St Peters Wharf overlooking the Marina. St Peters Wharf forms part of St. Peters Basin which is located off the A186 Walker Road approximately 3 miles from Newcastle City Centre and benefits from a direct bus service into town.

This mixed development offers a range of residential accommodation together with offices, retail and leisure space all with attractive views across the River Tyne.

## Description

The opportunity is a single storey office unit with two entrances off the walkway. The unit currently offers an open office space together with 4 partitioned offices and separate staff facilities. The unit is well appointed with carpets throughout and a suspended ceiling.

## Accommodation

### Ground Floor

<u>Offices</u>	130 sq.m. (1,404 sq.ft.).
<u>Kitchen</u>	
<u>Toilets</u>	

### External

<u>Parking</u>	4 spaces allocated.
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## Rent Option

A new lease is available at a commencing rent of £15,000 per annum with terms to be agreed. The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

There is a **service charge** of circa £2,000 plus VAT per annum.



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## Purchase Option

The long leasehold interest is available for sale at £170,000. The unit is held on a 125 year lease dated from March 1993.

## Services

Mains gas, electricity and water are connected to the property. There is an alarm system and gas central heating installed.

## EPC

Rating - C

## Business Rates

The premises are assessed as follows:

Rateable Value £9,800

Rates free incentives subject to status.

## Money Laundering Regulations

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



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