

### Educational Investment Properties

11 & 13 Walker Terrace, Gateshead NE8 1EB

REF:NE2035



- Two imposing adjacent properties.
- Rent £50,000 per annum from Dec 2024.
- Used for educational purposes.
- Located close to transport hubs.
- Outdoor spaces to rear.
- FREEHOLD OFFERS OVER £525,000.



**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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4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## Location

These properties form part of an imposing terrace overlooking the main transport exchange, in the heart of the town centre.

The immediate area offers predominantly commercial and office accommodation with on street metered parking. There are student halls above the nearby Trinity Square shopping centre which provide rooms for Northumbria University students and Newcastle City centre is a 15 minute walk away via the High Level Bridge. There are regular bus departures from the neighbouring Transport Exchange and the Metro system links Gateshead with Sunderland, the airport and the coast.

## Description

The investment comprises two adjacent mid-terrace Grade 2 listed buildings of traditional brick construction and with pitched slate roofs over.

## Accommodation

### 11 Walker Terrace

GIA is 323 sq.m. (3,475 sq.ft.) and the space is configured to provide educational, pupil and staff facilities over 4 storeys. There is a large, enclosed yard which is used by the pupils and for parking.

### 13 Walker Terrace

GIA is 278 sq.m. (2,990 sq.ft.) and the space is configured to provide educational, pupil and staff facilities over 3 storeys. There is a large, enclosed yard which is used by the pupils.

## Occupational Leases

**11 Walker Terrace** Let to The Cedars Academy Trust by way of a 10 year FRI lease from 16<sup>th</sup> December 2021. Current rent £23,500 per annum increasing to £25,000 per annum in December 2024. There is a final rent review in December 2026 but no break clauses.

**13 Walker Terrace** Let to The Cedars Academy Trust by way of a 10 year FRI lease from 30<sup>th</sup> September 2016. The current passing rent is £25,000 per annum and there are no break clauses.



## EPC Rating

Rating D

## Services

There is water, electricity and gas to each property.

## Business Rates

11 Walker Terrace	RV £24,500
13 Walker Terrace	RV £18,750

## Tenure

We are informed that the properties are held on Freehold titles. Interested parties should seek legal confirmation of the title.

## Money Laundering Regulations

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

## Viewing

Strictly by appointment with this office.



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