

## Self - Contained Office Building

Northumbria House, Samson Close, Killingworth NE12 6DX

REF: NE2046



- Offices circa 5,700 sq.ft. (530 sq.m.).
- Large site with private parking.
- Good road links to A1(M) and A19.
- Available with vacant possession.
- Potential for an immediate rent income.
- LONG LEASEHOLD OFFERS OVER £200,000.



#### 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

This property is located on Samson Close, Killingworth which lies approximately 5 miles south of Cramlington and 5 miles north east of Newcastle. The estate is well positioned with straightforward access to both the A1 and A19.

## Property & Business Opportunity

The premises comprise a detached two storey building of brick construction. The are larger open plan spaces on the ground floor with smaller modular offices on the upper floor. The property was acquired in 2018 and the current owner, who occupies a large portion of the ground floor, invested considerable sums in a full refurbishment of the whole site.

The current owner occupies the majority of the ground floor and the remainder of the property provides a range of serviced office space. We have been verbally informed that a number of the tenants would stay in occupation should a new owner desire.

The property sits on a site of circa 0.5 acres and there is car parking to both the front and rear of the site.

## Accommodation

The floor areas on a Gross Internal Area basis are;

### Ground Floor

Offices 340 sq.m. (3,600 sq.ft.)  
Ladies & Gents Toilets

### First Floor

Offices 185 sq.m. (2,000 sq.ft.)  
Ladies & Gents Toilets

### External

Front & Rear designated car parks

## Ground Lease

The land is held by way of an 80 year ground lease from North Tyneside Council and dates from 1<sup>st</sup> December 1967. The current ground rent is £4,250 per annum with rent reviews at the 20<sup>th</sup>, 40<sup>th</sup> and 60<sup>th</sup> anniversaries. The Council have indicated that they would extend the current term. Details on application.

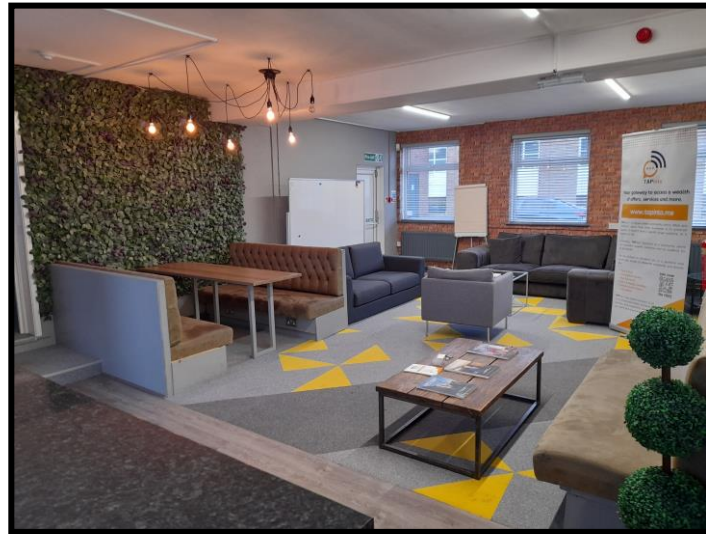


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## Legal Costs

Each party will be responsible for their own legal costs. Any head landlord's legal costs will be shared equally.

## Purchase

Offers over £200,000 are invited for the property and the remainder of the long leasehold interest.

## Business Rates

The premises have been used as serviced offices and there are separate rateable values attached to this address.

## EPC

Rating C.

## Money Laundering Regulations

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



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