

First Floor Offices To Let

REF; NE2048

8 Causey Buildings, Gosforth, Newcastle upon Tyne NE3 4DL



- First Floor premises to let.
- First Floor GIA circa 1,400 sq.ft. (130 sq.m.).
- Corner site overlooking High Street.
- Affluent suburb with good road access.
- New lease available.
- RENT £12,000 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 premises are located at the junction of High Street with Causey Street which is a mixed use residential and retail location in central Gosforth.

This is one of the most sought-after residential districts of Newcastle, approximately 1.5 miles north of the city centre with excellent public transport links.

The immediate area is a mixture of commercial and residential accommodation with nearby retail tenants that include Caffè Nero, Greggs and Sainsbury plus numerous other good quality independents.

Description

The offices comprises the first floor of a corner sited end-terraced property which forms part of a larger terrace. Access to the space is from Causey Street via a secure intercom system.

Accommodation

Gross Internal Area basis as follows:

Ground Floor Lobby

First Floor

currently configured as modular offices but with non-structural internal partitions.

Offices circa 1,400 sq.ft. (130 sq.m).
Kitchen Point
W.C.
W.C.

External Option

Single Garage available at £125 per month.

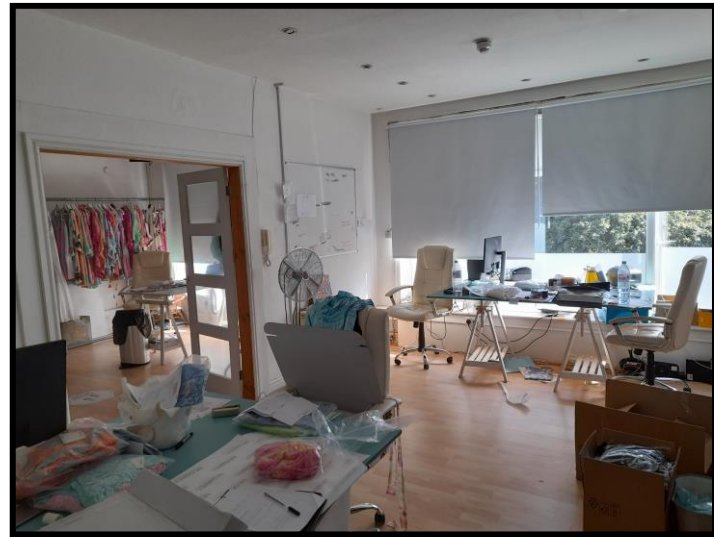


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Services

Water, electric and sewerage are installed.
The windows are double glazed.

Rates:

The premises are assessed as follows:
RATEABLE VALUE £8,900
Rates free incentives subject to status.

EPC

Rating C.

Tenure

The premises are available by way of a new FRI lease at a rent of £12,000 per annum plus a service charge of circa £4,500 per annum. Each party will be responsible for their legal costs and a 3 month rent bond will be required.

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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