

Upper Floor Offices To Let

REF: NE2051

431 Durham Road, Low Fell, Gateshead NE9 6AN



- Office suite of 850 sq.ft. (80 sq.m).
- Total floor area of 1,225 sq.ft. (114 sq.m).
- First floor with usable attic storage.
- Located close to main shopping area.
- Previously occupied by law firm.
- RENT £14,000 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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

These commercial premises are located on Durham Road (A167) which runs through Low Fell and links Newcastle and Gateshead with the A1(M) Western Bypass.

Low Fell is a popular and sought-after residential suburb with good schools, amenities and this unit is in the centre of the main busy shopping district, close to parking facilities.

Description

The premises form part of a larger end terrace property, the ground floor of which comprises an estate agents and a kitchen showroom. The upper floors are accessed via a door from the main street with a secure entry system.

Accommodation

The property has been measured with the following Gross Internal Areas;

Ground Floor Lobby

First Floor

Reception Area

Office 1	215 sq.ft. (20 sq.m.)
Office 2	242 sq.ft. (22 sq.m.)
Office 3	215 sq.ft. (20 sq.m.)
Office 4	150 sq.ft. (14 sq.m.)
Kitchen	
Gents W.C.	
Ladies W.C.	

Second Floor (restricted headroom)

Storage	290 sq.ft. (27 sq.m.)
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Services

Water and electricity is installed.



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Tenure

A new lease is available at a rent of £14,000 per annum with terms to be agreed.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

Business Rates

The premises are assessed as follows:

RATEABLE VALUE £6,700
Rates free incentives subject to status

EPC

Rating TBC.

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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