

REF; NE2063

Office Suite Investment

4 St Peter's Wharf, St Peter's Basin, Newcastle upon Tyne NE6 1TZ



Rental income £15,000 per annum.

5 year lease from May 2024.

Long leasehold title.

Location overlooking River Tyne.

Modern, refurbished fit out.

GUIDE PRICE £125,000



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

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

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, 3 miles from Newcastle City Centre and the development benefits from a direct bus service into town.

This 1980's development offers a pleasant mix of residential accommodation together with offices, retail and leisure space all with attractive views across the River Tyne and Marina.

Description

The opportunity is a single storey unit with dual entrances off the upper terrace walkway. The unit is configured to provide an open reception space together with 6 partitioned treatment rooms and separate kitchen facilities. The unit is very well appointed and was refurbished by the current tenant in 2024.

Accommodation

Ground Floor

Offices 130 sq.m. (1,400 sq.ft.).

Kitchen

Gents Toilets

Ladies Toilets

4 Car Parking Spaces

Occupational Lease

Occupied by Coco's Tanning Lounge Limited (CRN 15450994) on a 5 year lease dated 16th May 2024. The current passing rent is £15,000 per annum with an upward only rent review at the 3rd anniversary and tenant break clause in May 2027.

EPC

Rating B.



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



Services

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

Business Rates

Rateable Value £9,800

Tenure

The property is held on a long leasehold interest for 125 years from 25th March 1993. A service charge is covered by the tenant.

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.



0191 487 8566

admin@northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN