

### Office Premises To Let

REF: NE2062

Victory Business Centre, 24 West Road, Annfield Plain DH9 8HU



- Ground & First Floor circa 3,000 sq.ft.
- Basement area of circa 400 sq.ft.
- Open plan and modular layout options.
- Located close to main shopping area.
- In good order throughout.
- ASKING RENT £15,000 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](http://www.northeastcommercial.co.uk)

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## Location

These office premises are located on West Road which is one of the main routes into and out of the town centre.

This property formerly traded as a Working Mens Club and was then acquired and refurbished by the current owner, who then occupied the upper floor offices and rented out the space below.

## Description

The premises comprise a ground floor space that can be occupied as a whole or also separated into smaller spaces. The landlord may permit subletting, subject to prior agreement.

There is basement storage with access from the ground floor and the upper floor has both internal and external street access. There are toilet facilities on both the ground and first floors and parking is available on the streets outside.

## Accommodation

The property provides the following floor areas;

**Ground Floor** circa 2,035 sq.ft. (190 sq.m.).

**First Floor** circa 970 sq.ft. (90 sq.m.).

**Basement** circa 385 sq.ft. (36 sq.m.)

## Services

Water, gas and electricity is supplied and there is a gas central heating system installed.

## Tenure

A new FRI lease is available at a rent of £15,000 per annum with terms to be agreed.



### 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



## 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                      £5,100

## EPC

Rating C.

## 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.

## Agents Notes

Client may consider a sale.



0191 487 8566

admin@northeastcommercial.co.uk

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN