

## Private Clinic To Let

REF; NE2075

18 Elmfield Road, Gosforth, Newcastle upon Tyne NE3 4BP



- Reception, treatment rooms and a theatre.
- Prime location in affluent suburb.
- GIA circa 2,500 sq.ft. (230 sq.m.) on 2 floors.
- Private car parking.
- Suitable for a variety of other uses.
- RENT £72,000 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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## Location

The premises are located on Elmfield Road, close to the junction with Linden Road, on what is one of the most streets in the City. Gosforth is an extremely popular residential district, circa 1.5 miles north of the city centre and enjoys excellent public transport links.

The immediate area is predominantly residential accommodation but the main shopping district on High Street is within a 5 minute walk. Occupiers include Caffè Nero, The Gym Group, Greggs, Sainsbury plus quality independents.

## Description

Comprises a two storey semi-detached building which has been repurposed as a clinic but could be suitable for a variety of uses.

### Accommodation

#### Ground Floor

Lobby & Reception	47sq.m. (500 sq.ft.).
Treatment Room 1	10sq.m. (105 sq.ft.).
Treatment Room 2	15sq.m. (165 sq.ft.).
Treatment Room 3	14sq.m. (150 sq.ft.).
Treatment Room 4	18sq.m. (195 sq.ft.).
Treatment Room 5	15sq.m. (160 sq.ft.).
Theatre	35sq.m. (375 sq.ft.).
Recovery	27sq.m. (300 sq.ft.).
Toilets	

#### First Floor

Staff Office	16sq.m. (170 sq.ft.).
Managers Office	10sq.m. (105 sq.ft.).
HR Office	6sq.m. ( 70 sq.ft.).
Storage	7sq.m. ( 75 sq.ft.).

#### External

Car Park                      circa 8 spaces.

**MEDICAL EQUIPMENT CAN BE INCLUDED IN A  
NEW LEASE, SUBJECT TO AGREEMENT**



## Services

Water, gas and electric supplies are installed.

## Rates:

The premises have been assessed separately as a range of clinics. Rateable Values range from £6,800 to £8,400.

## EPC

Rating E.

## Tenure

The premises are available by way of a new FRI lease at a rent of £72,000 per annum. Full terms to be agreed and the ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## 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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