

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

MODERN MEWS STYLE OFFICE SUITE

111 Back High Street, Gosforth,
Newcastle upon Tyne NE3 1HA



- Ground Floor circa 420 sq.ft. (39 sq.m.).
- Upper Floor circa 500 sq.ft. (47 sq.m.).
- Excellent location in the heart of Gosforth.
- Modern, refurbished space.
- Suitable for a variety of uses.
- New lease terms to be agreed.
- RENT £350 per week (£18,200 per annum).

0191 487 8566

www.northeastcommercial.co.uk

Location

This office suite opportunity is located directly behind Gosforth High Street and access to Back High Street access is from Hawthorn Road via a one way cobbled street.

Gosforth is an extremely sought-after residential suburb of Newcastle approximately 2 miles due north of the City centre with good schools, public transport links and local amenities.

The premises forms part of a terrace of similar style offices, workshop spaces and residential dwellings. It is a vibrant environment with good quality occupiers.

Occupiers on the main High Street include Lloyds Bank, Sainsbury's and Caffè Nero together with a wide selection of independent coffee shops, bars and restaurants.

The unit would be suitable for a variety of office uses, subject to any required consents.

Premises

Comprises a two storey space of traditional brick construction with a flat roof over. The landlord is in the process of refurbishing the entire space and will provide a shell finish with any new potential tenants able to discuss the final fit and finish prior to occupation.

The intention is to configure the premises with a reception, meeting room and welfare facilities on the ground floor and then an open plan office space on the first floor.

The gross floor areas are as follows;

<u>Ground Floor</u>	circa 325 sq.ft. (30 sq.m.)
<u>First Floor</u>	circa 120 sq.ft. (11 sq.m.)

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

Gas, electricity and water services are on site.

EPC

Rating - TBC.

Rates

Description;
Rateable Value £4,850
Rates free incentives subject to status.

Tenure

The premises will be offered by way of a new FRI lease with full terms to be agreed.

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.