INVESTMENT

North East Commercial
Property & Business Agents

Office Suite Investment

REF: NE2026

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



- Rental income £16,000 per annum.
- 5 year lease from October 2026.
- Break Clause October 2029.
- Location overlooking River Tyne.
- Modern, well-appointed unit.
- OFFERS OVER £150,000.

RICS

The Property Ombudsman

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 suite is located on the lower 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

Comprises a single storey office unit accessed off a covered lower walkway. The unit currently offers an open office space together with 2 partitioned offices and separate kitchen facilities. The unit is well appointed and was refurbished by the current tenant in 2021.

Accommodation

Ground Floor

Offices	149 sq.m. (1,600 sq.ft.).
Kitchen	
Gents Toilets	
Ladies Toilets	
6 Car Parking Spaces	

Occupational Lease

Occupied by IDOS Health and Wellbeing CIC (CRN 134366535) since 2021. The 5 year lease is dated 25th October 2026 and the rent for the term is £16,000 per annum with a tenant only break clause at the 3rd anniversary in October 2029.

Legal Costs

Each party will be responsible for their own costs. Any landlord's legal costs would be split equally between the buyer and seller.



Services

We understand that mains electricity, water and drainage are connected to the property. There is an alarm system and energy efficient electric radiators are installed.

Business Rates

Rateable Value £17,000
Rates free from April 2027 subject to status.

Tenure

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

EPC

Rating B.

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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