

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
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REF: NE2179



North East Commercial
Property & Business Agents

OFFICE / DEVELOPMENT OPPORTUNITY

25 - 27 Medomsley Road,
Consett DH8 5HE



- Located close to Town Centre and Shopping Area.
- Former accountant's offices.
- Extensive double fronted property.
- Extends over three floors.
- Floor Area circa 276 sq.m. (2,965 sq.ft.).
- Suitable for a variety of uses.
- FREEHOLD GUIDE PRICE £150,000 / OFFERS

0191 487 8566

www.northeastcommercial.co.uk

Location

This property is located at the northern end of Medomsley Road opposite the bus station and close to the junction with Front Street.

This market town is located 14 miles south west of Newcastle upon Tyne with good road access via the A692 and A691.

Description

The property comprises an extensive former accountant's head office, but most recently used by the local MP for constituency meetings.

The property is deceptively spacious, extending over 3 floors and configured to provide a pleasant reception and waiting area plus ground floor consultation rooms and then more modular offices on the floors above.

The building would be suitable for various uses, including potential redevelopment.

Net Internal Areas

Ground Floor

Offices circa 1,350 sq.ft. (126 sq.m.)
2x W.C.'s

First Floor

Offices circa 1,280 sq.ft. (119 sq.m.)

Second Floor

Offices circa 335 sq.ft. (31 sq.m.)

EPC

Rating C.



Rates

The premises are assessed as follows:

Rateable Value £13,500 (2023 list)

Incentives available subject to status.

Services

Gas fired central heating and double glazing is installed.

Tenure

We are informed that the title is a Freehold. Interested parties should seek confirmation of this.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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