

### Educational Facility / Offices To Let

13 Walker Terrace, Gateshead NE8 1EB

REF: NE2222



- GIA circa 278 sq.m. (2,990 sq.ft.).
- Former Cedars Academy site.
- Suitable for educational purposes.
- Located close to transport hubs.
- Outdoor space to rear.
- ASKING RENT £25,000 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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The Watermark  
Gateshead  
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## Location

The property forms part of an imposing terrace overlooking the main transport exchange, close to the heart of the town centre. The immediate area offers predominantly commercial and office accommodation with on street metered parking.

There are student halls above the nearby Trinity Square shopping centre which provide rooms for Northumbria University students and Newcastle City centre is only a 15 minute walk away via the High Level Bridge. There are regular bus departures from the neighbouring Transport Exchange and the Metro system links Gateshead with Sunderland, the airport and the coast.

## Description

The property comprises a substantial three storey mid-terrace Grade 2 listed building of traditional brick construction and with a pitched slate roof over. To the rear of the building there is an enclosed block paved area.

## Accommodation

### Ground Floor

<b>Classrooms / Offices</b>	GIA 96 sq.m. (1,035 sq.ft.).
<b>Kitchen</b>	GIA 19 sq.m. (205 sq.ft.).
<b>Plant Room</b>	GIA 6 sq.m. (65 sq.ft.).
<b>Storeroom</b>	GIA 4 sq.m. (45 sq.ft.).
<b>Toilets</b>	
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### First Floor

<b>Classrooms / Offices</b>	GIA 86 sq.m. (925 sq.ft.).
<b>Toilets</b>	

### Second Floor

<b>Classrooms / Offices</b>	GIA 58 sq.m. (625 sq.ft.).
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### External

Seating

and the space is configured to provide educational, pupil and staff facilities over 3 storeys. There is a large, enclosed yard which is used by the pupils.



## EPC Rating

Rating D

## Services

There is water, electricity and gas to the building.

## Business Rates

13 Walker Terrace      RV £23,500

## Tenure

A new FRI lease is available at an asking rent of £25,000 per annum exclusive. The incoming tenant would be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

## Money Laundering Regulations

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

## Viewing

Strictly by appointment with this office.



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