

TO LET

High Street Office

**198 High Street East
Wallsend
Tyne & Wear
NE28 7RP**



- Refurbished Second Floor, High Street Office Accommodation
- Accommodation totals 54 sq m (581 sq ft)
- Nearby Occupiers include Wallsend Town Hall Business Centre, Best One and many local retailers
- Asking rent £500 pcm exclusive.

LOCATION

The property is situated along High Street East Wallsend, which is a busy arterial road which goes directly through Wallsend town centre. The property is located 1.2 miles away from the Coast Road which links the coast and Newcastle as well as providing access the A19. The street provides a busy thoroughfare and the properties benefits from being located close to a traffic light crossing allowing excellent movement from both sides of High Street East.

DESCRIPTION

The premises comprises second floor office accommodation which has recently had a full refurbishment and is a mix of open plan and cellular accommodation available in whole or part.

ACCOMMODATION

The office suite provides in total the below accommodation:

2nd Floor:- 54 sq m (581 sq ft)

TERMS

The second floor is available to let at £6,000 per annum exclusive. All other terms are to be agreed by negotiation.

EPC

Energy performance certificate rating of E117

VAT

All figures quoted are exclusive of VAT where chargeable.

RATING ASSESSMENT

The property can be arranged in a number of suites and as such the rateable values will vary between suites.

The Small Business rate for the year 2017/2018 is 46.6 pence in the pound.

For further information, please contact the local authority.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Daniel Capobasso or Kristian Sorensen on 0191 2697892 or danielc@johnsontucker.co.uk / kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



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