

TO LET

Upper Floors Office

79 High Street
Gosforth
Newcastle upon Tyne
NE3 4AA

johnson
tucker

chartered surveyors & property consultants



- First and Second Floor Office Accommodation
- Net Internal Floor Area 77.13 sq m / 830 sq ft
- Prominent High Street Location
- Asking rent £9,500 per annum (exclusive)



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LOCATION

Gosforth is an affluent suburb of Newcastle upon Tyne and is situated approximately 2 miles north of the City Centre. The property is located on High Street, the main retail thoroughfare. The street is a well-connected bus route whilst Regent Centre and South Gosforth Metro Stations are located approximately half a mile away.

Gosforth High Street is home to a good range of local amenities including Sainsburys and McColls Supermarkets, high street banks including Lloyds, Barclays and HSBC as well as several pubs, restaurants and other retail and leisure outlets.

DESCRIPTION

The property provides self-contained, first and second floor office accommodation accessed from its own entrance on Gosforth High Street. The property has retained a number of original period features but also benefits from new uPVC double glazed windows and a gas central heating system. The property includes a small kitchen and WC facilities.

ACCOMODATION

First Floor Office	45.95 sq m	495 sq ft
Second Floor Office / Stores	31.18 sq m	336 sq ft
Total	77.13 sq m	830 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £9,500 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Office & Premises: £5,200

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound.

LEGAL COSTS

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

EPC

The property has an EPC of E103.

VAT

All figures quoted are exclusive of VAT where chargeable.

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.

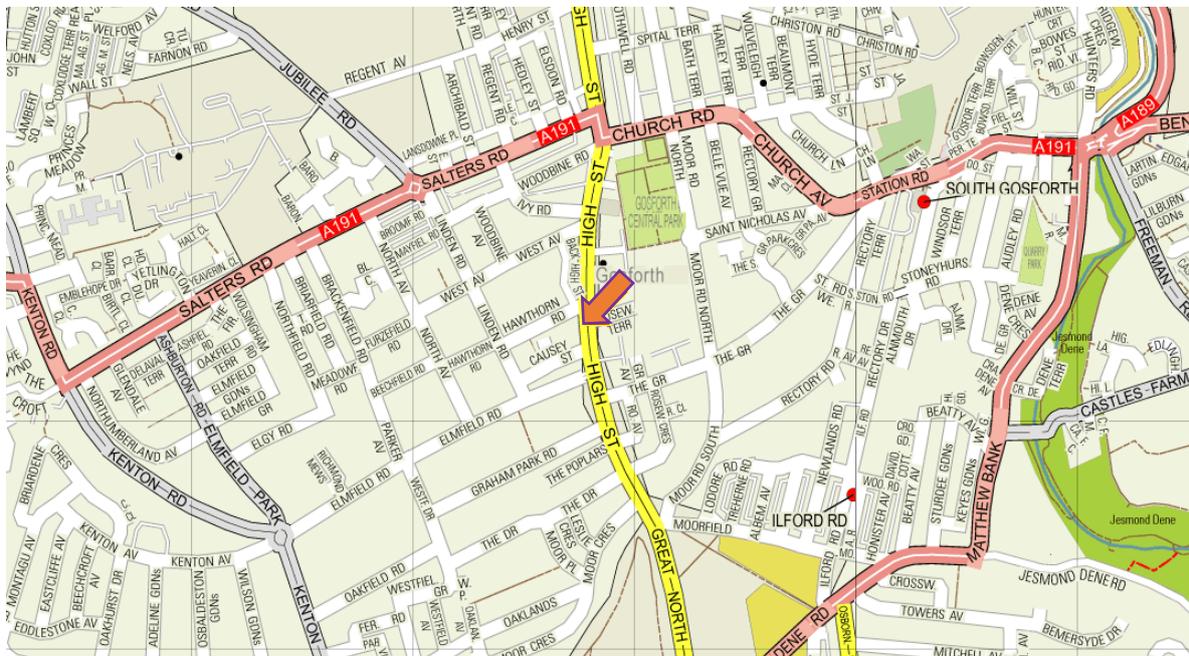
VIEWING

By appointment only through Johnson Tucker LLP.

Contact Kristian Sorensen on 07754 584 192 or

kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



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