

TO LET

High Street Office Suite

1st and 2nd Floor Offices
25 Main Street
Ponteland
NE20 9NH

johnson
tucker

chartered surveyors & property consultants



- First and Second Floor Office Suites
- Prominent Building in Ponteland Village Centre
- Close to Waitrose
- NIA: 240 sq ft to 1,365 sq ft
- Asking rent: £12 per sq ft.
- Office suites available individually or as a whole



Johnson Tucker LLP, The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL
T: 0191 269 7890 E: info@johnsontucker.co.uk W: www.johnsontucker.co.uk



LOCATION

The property is situated in the village of Ponteland. Ponteland has excellent transport links with Newcastle International Airport located 1½ miles and the A1 motorway 4 miles to the east via the Woosington Bypass dual carriageway. Ponteland and neighbouring Darras Hall Estate together form one of the wealthiest commuter areas of Newcastle. Main Street is home to a good range of local amenities including Waitrose and Sainsbury's Supermarkets, high street banks including Lloyds, Barclays and HSBC as well as several bars, restaurants and other retail and leisure outlets.

DESCRIPTION

The property comprises first and second floor office suite with shared ground floor access in a prominent Grade II Listing building. The suites have the benefit of carpeted floor, strip fluorescent lighting and WC.

ACCOMODATION

A - 1st floor - 575 sq ft - £6,900 per annum
B - 2nd floor - 550 sq ft - £6,600 per annum
C - 2nd floor - 240 sq ft - £2,880 per annum
TOTAL 1,365 sq ft

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £12 per sq ft. All other terms are to be agreed by negotiation.

Service charge and buildings insurance are also payable on demand

RATING ASSESSMENT

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

| | | |
|--------------------|--------|----------------|
| Office & Premises: | £1,475 | (Suite C) |
| Office & Premises: | £8,200 | (Suites A & B) |

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT where chargeable.

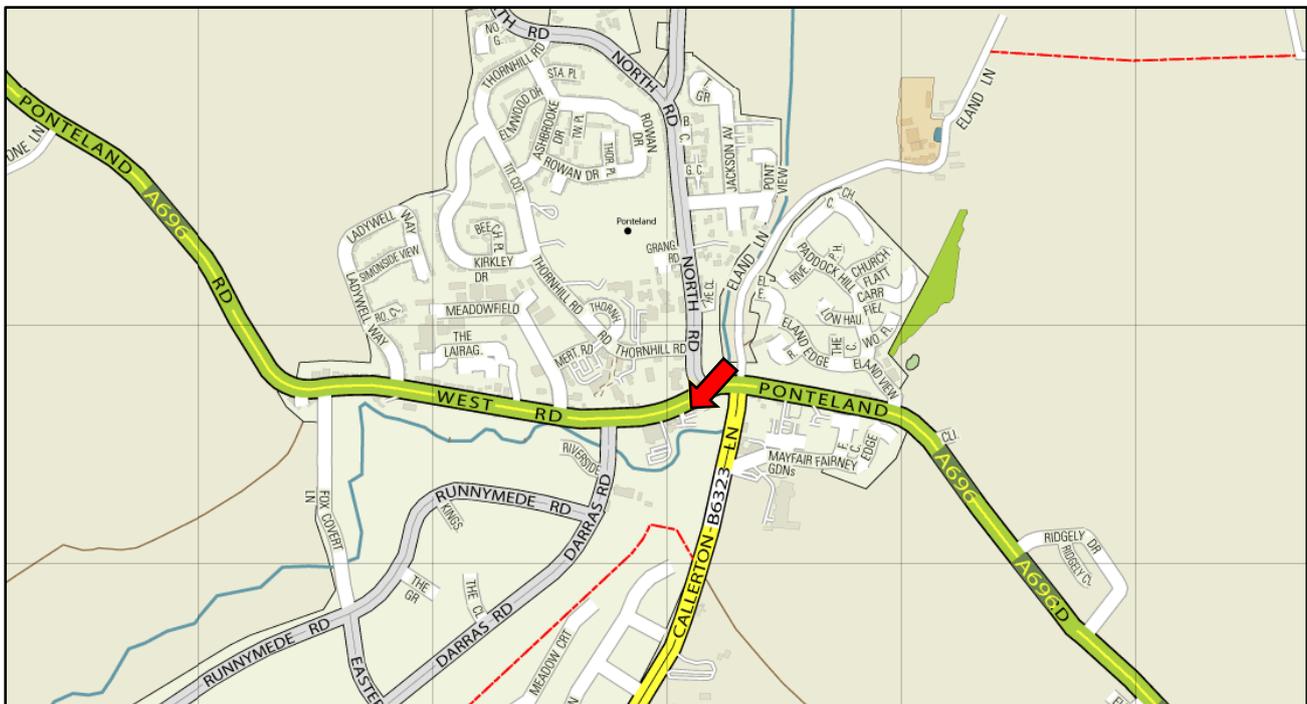
ANTI-MONEY LAUNDERING REGULATIONS

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 0191 2697892 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
 4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
- The statement does not affect any potential liability under the Property Misdescriptions Act 1991.