

TO LET

GFW.

High Street Office

116 High Street
Gosforth
Newcastle upon Tyne
NE3 1HB



- Prominent High Street Position
- Suitable for a variety of uses STPP
- First and Second Floor Offices
- Total Size: 237.3 sq m (2,548 sq ft)
- Nearby occupiers include Sainsbury's, Lloyds Bank & Greggs
- Asking Rent: £12,000 per annum



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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 a Sainsbury's supermarket, high street banks including Lloyds, Barclays and HSBC as well as several pubs, restaurants and other retail and leisure outlets

DESCRIPTION

The property occupies first and second floor office space in a prominent position on Gosforth High Street. Accessed from a self-contained front door, internally the property is made up of a series of office suites which benefit from carpeted floors and LED lights. There are of male and female toilets in the premises whilst heating is by way of a gas-fired central heating system. There is a car parking space to the rear available by way of a separate licence.

ACCOMMODATION

First Floor: 131.8 sq m (1,412 sq ft)
Second Floor: 105.5 sq m (1,136 sq ft)
Total: 237.3 sq m (2,548 sq ft)

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £12,000 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: -

Shop & Premises: £13,250

The Small Business rate for the year 2024/2025 is 49.9 pence in the pound. As the rating is under £15,000, small business rates relief may be available to qualifying businesses. All enquiries should be made to Newcastle City Council.

LEGAL COSTS

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

EPC

An energy performance certificate has been commissioned and will made available as soon as possible.

VAT

All figures quoted are exclusive of VAT where chargeable.

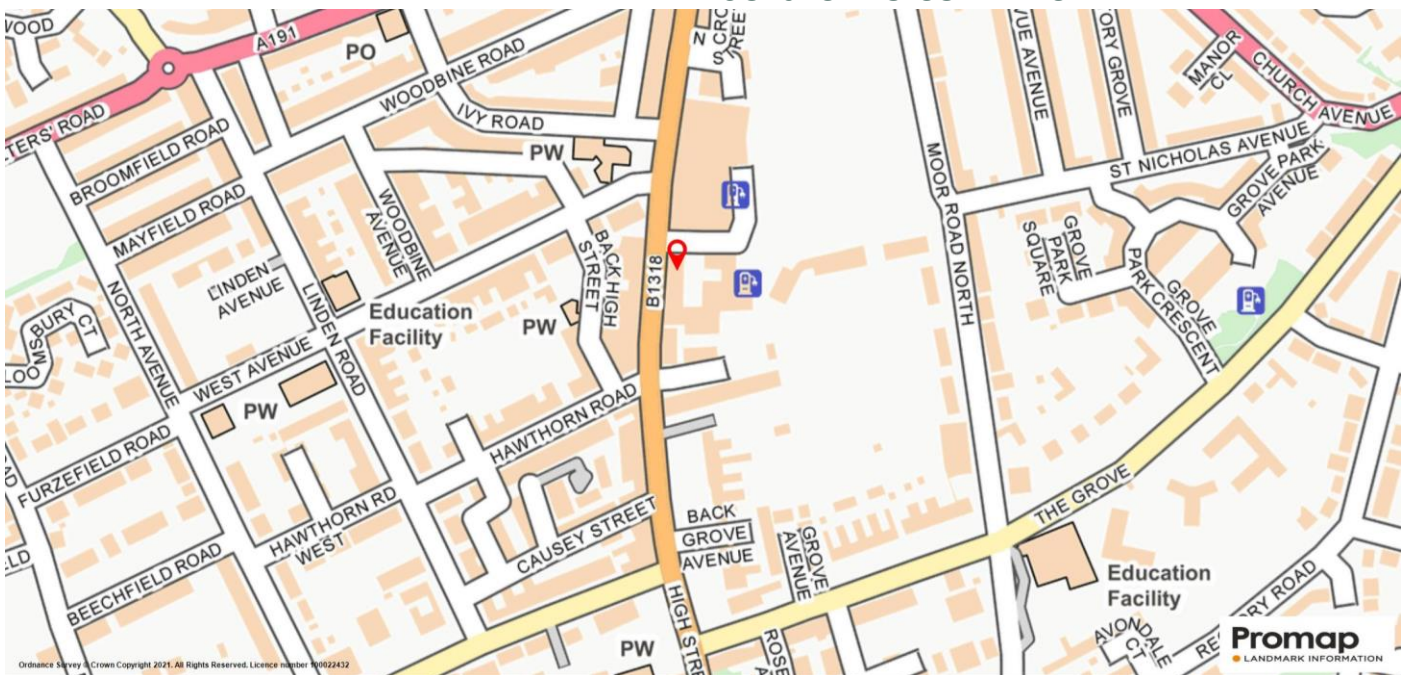
ANTI-MONEY LAUNDERING REGULATIONS

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 George F White LLP.
Contact Kristian Sorensen on 07586 128 092
kristiansorensen@georgefwhite.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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