

# TO LET

**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Incorporating

**High Street Office**

**114 High Street  
Gosforth  
Newcastle upon Tyne  
NE3 1HB**

**johnson  
tucker**  
chartered surveyors & property consultants



- Prominent High Street Position
- Suitable for a variety of uses STPP
- First and Second Floor Offices
- Total Size: 115.85 sq m (1,247 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 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: 63.18 sq m (680 sq ft)  
Second Floor: 52.69 sq m (567 sq ft)  
Total: 115.87 sq m (1,247 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 property is currently undergoing re-assessment following separation from another unit.

We anticipate the revised rateable value will be below £12,000 and as such 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

The property has an EPC rating of C58.

## VAT

All figures quoted are exclusive of VAT where chargeable.

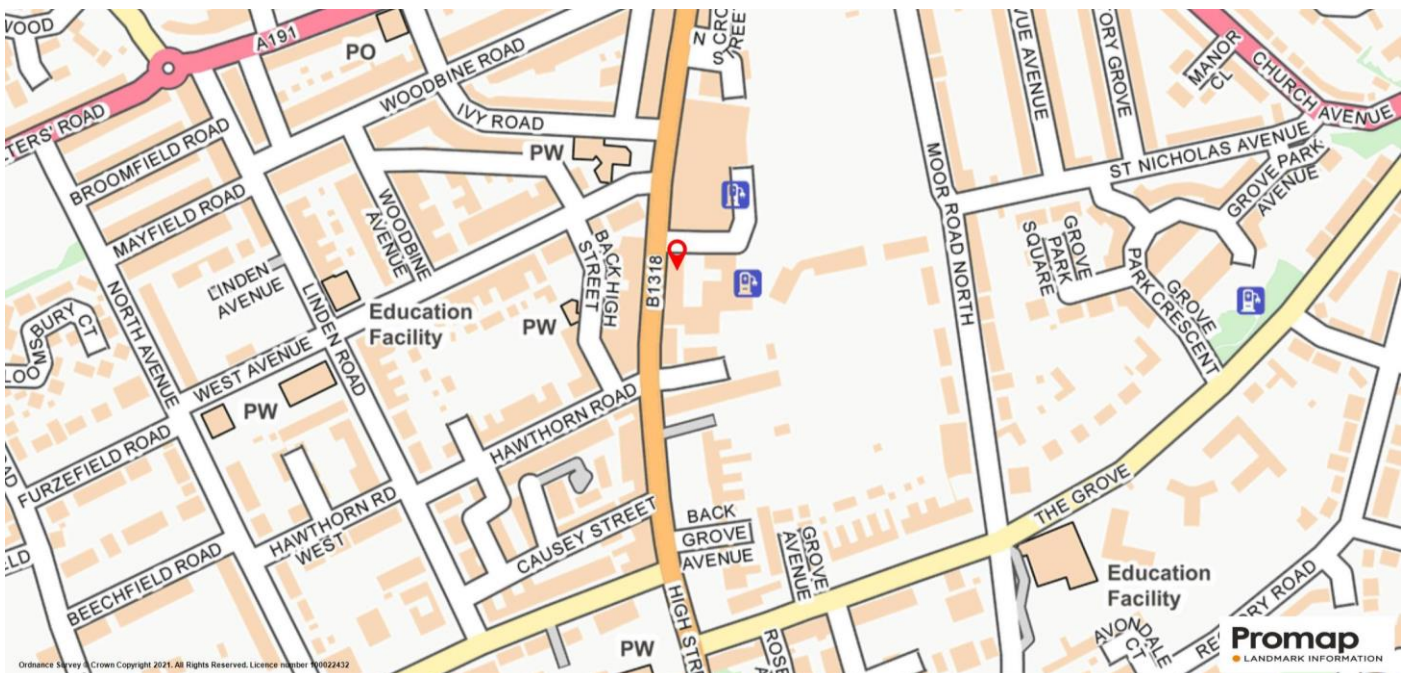
## ANTI-MONEY LAUNDERING REGULATIONS

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 or [kristiansorensen@georgefwhite.co.uk](mailto:kristiansorensen@georgefwhite.co.uk)

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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