

TO LET



High Street Office

114 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: 115.85 sq m (1,247 sq ft)
- Nearby occupiers include Sainsbury's, Lloyds Bank & Greggs
- Asking Rent: £12,000 per annum



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.

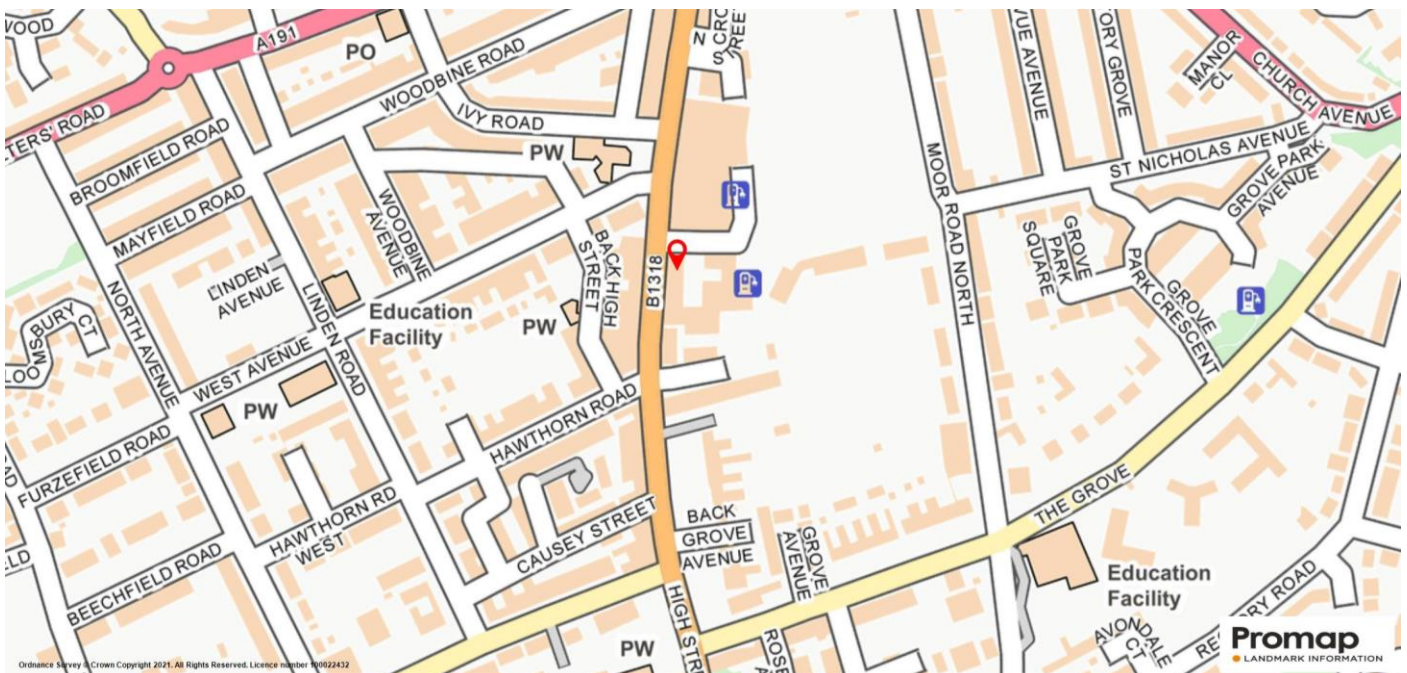
ANTI-MONEY LAUNDERING REGULATIONS

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 GFW LLP.
Contact Kristian Sorensen on 07586 128 092 or kristiansorensen@georgefwhite.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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