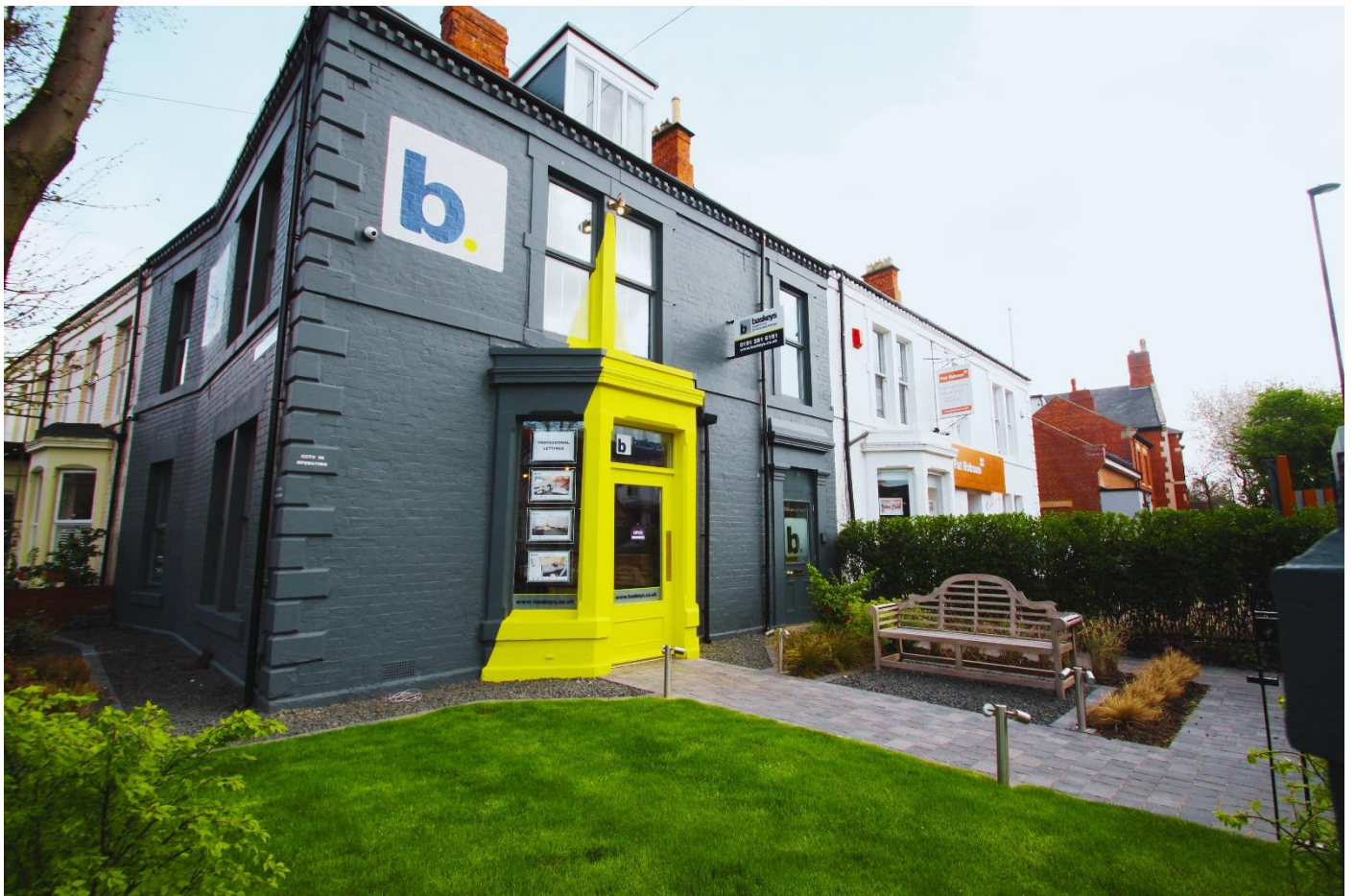


# TO LET

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

## Office/Retail Unit

**22 Osborne Road  
Jesmond  
Newcastle upon Tyne  
NE2 2AD**



- Ground Floor Retail Unit
- Popular Jesmond location
- Prominent Corner Plot
- Exceptional Internal Fit-out
- Floor area of 134.7 sq m (1,450 sq ft)
- Asking rent: £22,000 per annum



## LOCATION

The property is located centrally on Osborne Road in the heart of Jesmond, the main road running through the suburb. Jesmond is less than a quarter of a mile from the centre of Newcastle upon Tyne. The transport links are excellent with nearby Clayton Road connecting directly with the A167 central motorway. The property is within a short walking distance of the local schools, nearby Acorn Road, shops, Clayton Road shops and Jesmond Metro station.



## DESCRIPTION

The premises comprise a ground floor office/retail unit that forms part of an end terrace 3 storey property. The property is finished to an exceptionally high standard throughout, and there is the possibility of including external areas, first floor accommodation and 2 car parking spaces in the demise, subject to negotiation. The property currently provides high end office accommodation occupied by the landlord.



## ACCOMMODATION

The property provides a total net internal area of 134.7 sq m (1,450 sq ft).

## TERMS

Ground Floor Rental offers in the region of £22,000 per annum. First Floor and parking open for separate negotiations.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2023 Valuation List is as follows: -

Rateable Value: £14,000

The premises comprise a ground floor office/retail unit that forms part of an end terrace 3 storey property. The property is finished to an exceptionally high standard throughout, and there is the possibility of including external areas, first floor accommodation and 2 car parking spaces in the demise, subject to negotiation. The property currently provides high end office accommodation occupied by the landlord.



## LEGAL COSTS

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

## EPC

An EPC has been commissioned and will be available shortly.

## VAT

We have been advised that VAT is not payable on the rent.

## 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 through George F White LLP.  
Contact Daniel Capobasso on 07968 618 948  
[danielcapobasso@georgefwhite.co.uk](mailto:danielcapobasso@georgefwhite.co.uk)

By appointment through McGillivray's Chartered Surveyors.  
Contact Magnus McGillivray on 0191 2612525  
[magnus@mccgillivrays.com](mailto:magnus@mccgillivrays.com)

## SUBJECT TO CONTRACT

### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but George F White 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 George F White 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 George F White 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 George F White 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.

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