



Sanderson
Weatherall

FOR SALE FIRST FLOOR OFFICES



2A SALTERS ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3 1DJ

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Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor areas:

Description	Sq M	Sq Ft
1 st Floor Office	18.70	201
1 st Floor Office	10.70	115
Total Area	29.40	316

Conversion Opportunity (STP)

Location

Gosforth is a prosperous residential suburb situated approximately 2 miles north of Newcastle City Centre. Adjacent to Gosforth High Street which is known as one of Newcastle's best urban retail areas and benefits from excellent footfall levels and constant passing trade.

The subject premises is situated in a prominent location at the southern end of Salters Road adjacent to the junction of High Street/Great North Road. The property benefits from excellent nearby transport links such as South Gosforth and Regent Centre Metro Stations only a short distance away. There is immediate parking directly opposite.

Description

The subject property comprises an end terraced brick built commercial building under a pitched slate roof. The first floor provides a well configured office unit with kitchen, shower and WC facilities. The office currently benefits from suspended ceiling, air conditioning, alarm system and a gas combi-boiler via wet system. The premises would provide for a suitable conversion to residential dependent on necessary planning consent.

Nearby occupiers include Gosforth Palace, Deli Espresso, Pizza Hut and Bake One, along with a variety of national/local operators situated on Gosforth High Street.

Business Rates

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

Rateable Value £2,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

Asking Price

The first floor office premises are available to purchase at an asking price of £105,000, subject to contract.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band E (111).

A full copy of the EPC is available upon request.

Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

VAT

All rents quoted are deemed exclusive of VAT.

Planning

The subject premises currently has consent for B1 use class under the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be suitable, subject to necessary planning consent.

Legal Costs

Each party to bear their own legal costs incurred in the letting of the property with any VAT thereon.



Viewings and Further Information

Strictly by prior appointment with the agents:

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