

## Property Particulars

### TO LET

41-47 St Georges Terrace  
Jesmond  
Newcastle upon Tyne  
Tyne & Wear  
NE2 2SX

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- First and Second Floor Office Space
- Total size of 185m<sup>2</sup> (1,992ft<sup>2</sup>)
- Recently Refurbished
- Suitable for variety of uses STPP
- Awaiting EPC Rating
- Rental of £22,000 per annum

## SITUATION

The property is situated on St Georges Terrace in the popular Newcastle suburb of Jesmond. Located approximately 1.5 miles from Newcastle City Centre, Jesmond in an affluent residential neighbourhood whilst also being a popular leisure destination with a multitude of shops, cafes, bars & restaurants and sporting facilities. The property's surrounding occupiers consist of Subway, Jesmond Swimming Pool, Bridgefords and Fat Hippo.

The property is within close proximity to West Jesmond and Illford Road Metro Stations and local bus routes providing easy access. It is roughly 1 mile from the A1058 Coast Road and 3.5 miles to the A1 (M) boasting excellent transport links.

## DESCRIPTION

The subject property comprises of first and second floor office space. The property benefits from having a private entrance to the ground floor.

## ACCOMMODATION

Total area 185m<sup>2</sup> (1,992ft<sup>2</sup>)

## TERMS

The property is available to rent for £22,000 per annum for a number of years to be agreed.

## RATING ASSESSMENT

Description	RV	Estimated Rates Payable
1 <sup>st</sup> Floor	£3,400	£1,632

Offices and Premises

Suite 1 2 <sup>nd</sup> Floor	£3,950	£1,869
Offices and Premises		

Suite 2 2 <sup>nd</sup> Floor	£4,050	£1,944
Offices and Premises		

We are advised that the rateable value of the premises as at 1 April 2010 are £3,400, £3,950 and £4,050 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

## LEGAL COSTS

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

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## VIEWING

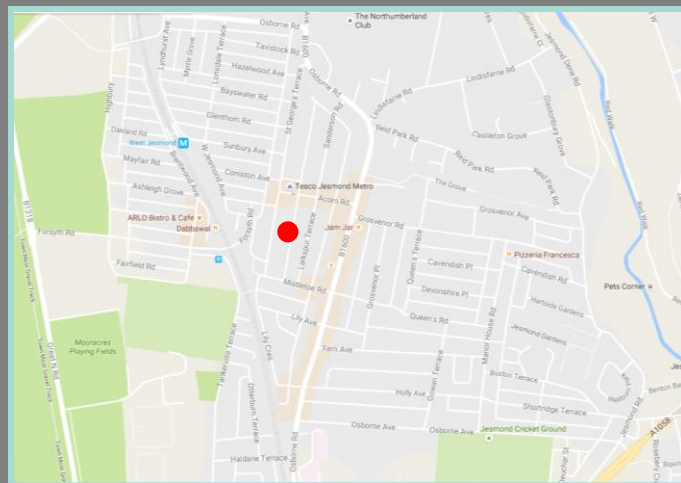
For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



## IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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14-16 Grey Street, Newcastle upon Tyne, NE1 6AE

