

# OFFICES TO LET

5c Elmfield Road, Gosforth, Newcastle upon Tyne, NE3 4AY

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

FIRST FLOOR OFFICES 61.80m<sup>2</sup> (665ft<sup>2</sup>)  
**TO LET**  
Bradley Hall  
CHARTERED SURVEYORS  
0191 232 8080  
www.bradleyhall.co.uk

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www.carruthersandkent.com

- First floor offices to let
- Size 52.3m<sup>2</sup> (563ft<sup>2</sup>)
- Benefits from own front door access
- EPC Rating D92
- Good location off busy High Street
- High footfall area

**Annual rent of £9,500**



**SITUATION**

The property is located on Elmfield Road, just off Gosforth High Street, in the heart of Gosforth. The property is two miles to the north of Newcastle City Centre, which is accessed via the B1318 Great North Road. Access to the A1 (M) and the south via the Tyne Bridge is only 3 miles from the subject premises.

The nearest bus stop is 0.1 mile away on High Street and the nearest Metro Station is Illford Road, 0.4 miles away.

**DESCRIPTION**

The subject property comprises office accommodation which is arranged over first floor. The property offers office space with WC facilities.

There is a separate entrance to the office at ground floor level.

**ACCOMMODATION**

The accommodation comprises

First floor                      52.3m<sup>2</sup>                      (563ft)

**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Office and Premises	£4,100	£1,968

We are advised that the rateable value of the premises as at 1 April 2017 is £4,100 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.

**EPC RATING**

D92

**TERMS**

The subject property is available by way of a new lease with terms to be agreed at £9,500 (Nine Thousand Five Hundred Pounds) per annum.

**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.

**LEGAL COSTS**

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

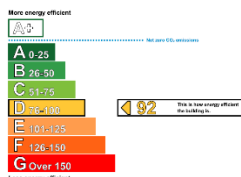
**MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact Jamie Wales at Bradley Hall.

**Tel:** 0191 232 8080  
**Email:** [jamie.wales@bradleyhall.co.uk](mailto:jamie.wales@bradleyhall.co.uk)

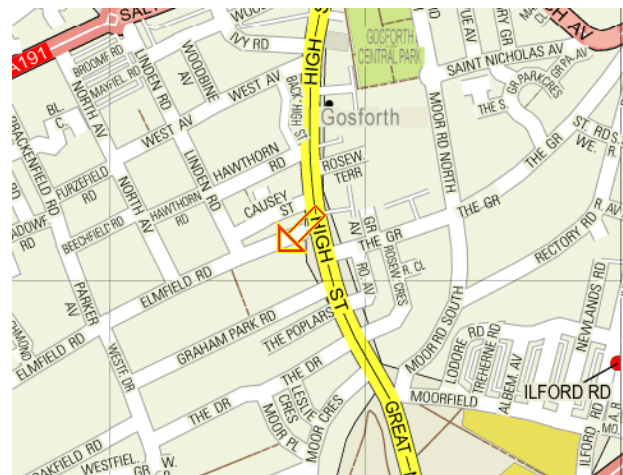


**AGENTS NOTES**

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.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.1 mile away



0.6 miles from Illford Road Metro Station



1.4 miles from A167(M)  
1.9 miles from A1(M)



5.4 miles from Newcastle International Airport