



## Office Accommodation

343 Sq Ft (31.9 Sq M)

- Prime High Street Location
- Modern office space
- Great Natural light throughout
- 1 allocated parking space per unit
- Allocated Toilet facilities

For further information please contact:

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## Location

The property is prominently located at the new

junction of Gosforth High Street with Salters Road and Church Road. Gosforth High Street is the main retail destination in Gosforth which is a prosperous suburb two miles north of Newcastle City Centre.

Nearby occupiers include The Gosforth Hotel, Pattinsons Estate Agent, Pizza Hut, Your Move and HSBC. The covered Gosforth Shopping Centre is 100 metres to the south.

## Description

The property comprises of an imposing stone building arranged over three floors within front and rear parts. The front building has a central entrance and stairwell with offices and stores on ground, first and second floors.

Single designated car parking is available at the front of the property.

## Accommodation

The property has been) and comprises the following area:

	Sq Ft	Sq M
<b>First floor</b>	<b>343</b>	<b>31.9</b>

## Rent

The rent is £25.00 psf and is an all inclusive rent exclusive of VAT.

## Service Charge

Inclusive in rent

## EPC

The property has an EPC rating of D.

## Rateable Value

Available Upon Request

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





## TO LET

Old Fire Station, 234-236 High Street, Gosforth,  
Newcastle Upon Tyne, Tyne and Wear, NE3 1HH



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