



## Self Contained Office Building

595 Sq Ft (55.28 Sq M)

- In good decorative condition
- New lighting
- Up to 4 car parking spaces at the rear
- On street car parking nearby
- Excellent location in Sandyford/Jesmond

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## FOR SALE

ABIS House, 2 Dinsdale Place, Dinsdale Place,  
Newcastle upon Tyne, NE2 1BD

### Location

ABIS House is located on Dinsdale Place which leads into Warwick Street connecting with Stoddart Street/Portland Road in the heart of Sandyford.

The area adjoins Jesmond, one of the prime residential parts of Newcastle with the City Centre only 1 mile walking distance away. Jesmond Metro is nearby as well as a number of office, shops and restaurants. The property is also directly behind a Lookers car showroom.

### Description

ABIS House is a self-contained office building with an open plan ground floor with rear access. The first-floor comprises two individual offices. The property benefits from a larger loading area at the rear which could be used for car parking for up to four cars/vans.

### Accommodation

The property has the following floor areas:

	Sq Ft	Sq M
First Floor	290	26.94
Ground Floor	296	27.5
<b>Total</b>	<b>595</b>	<b>55.28</b>

### Price

£150,000 for the freehold title.

### EPC

Available on application

### Rateable Value

The Property has a Rateable Value of £3,100, well under the Government threshold providing 100% relief for qualifying business.

### Legal Costs

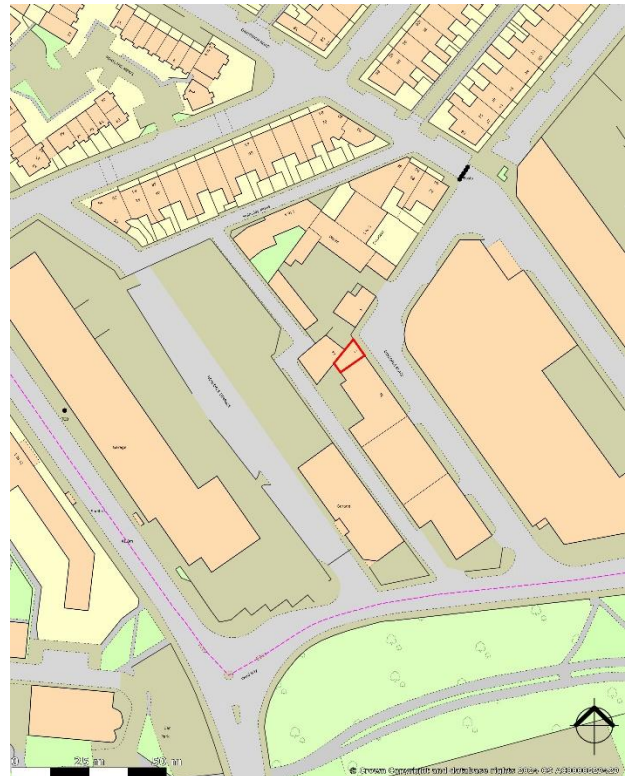
Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

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

### Anti-Money Laundering

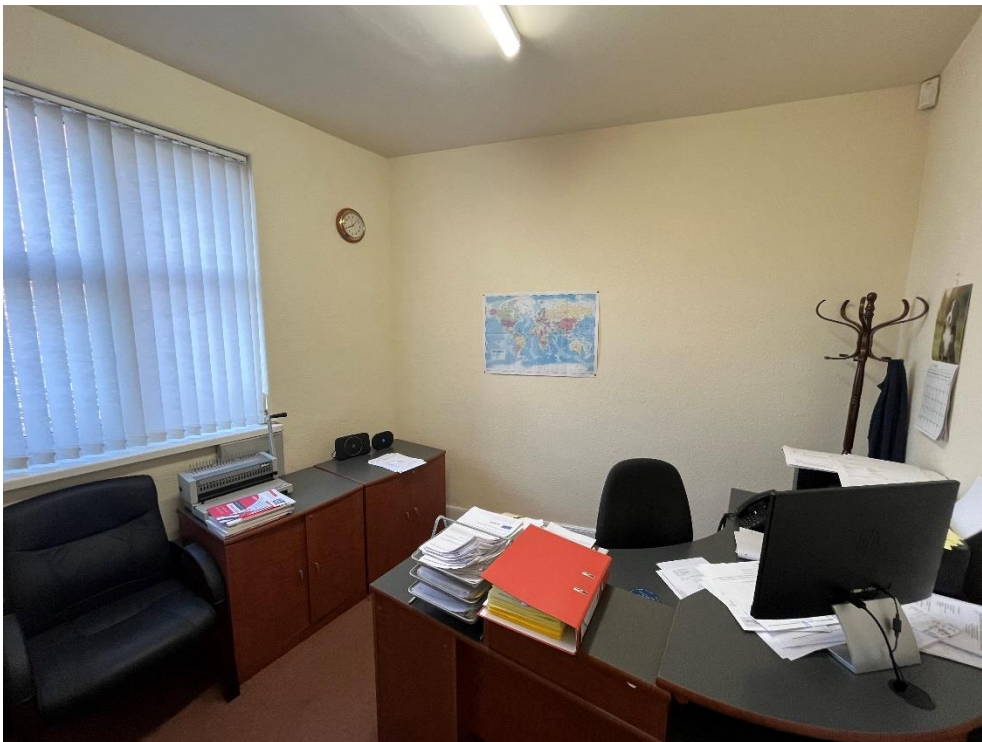
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





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